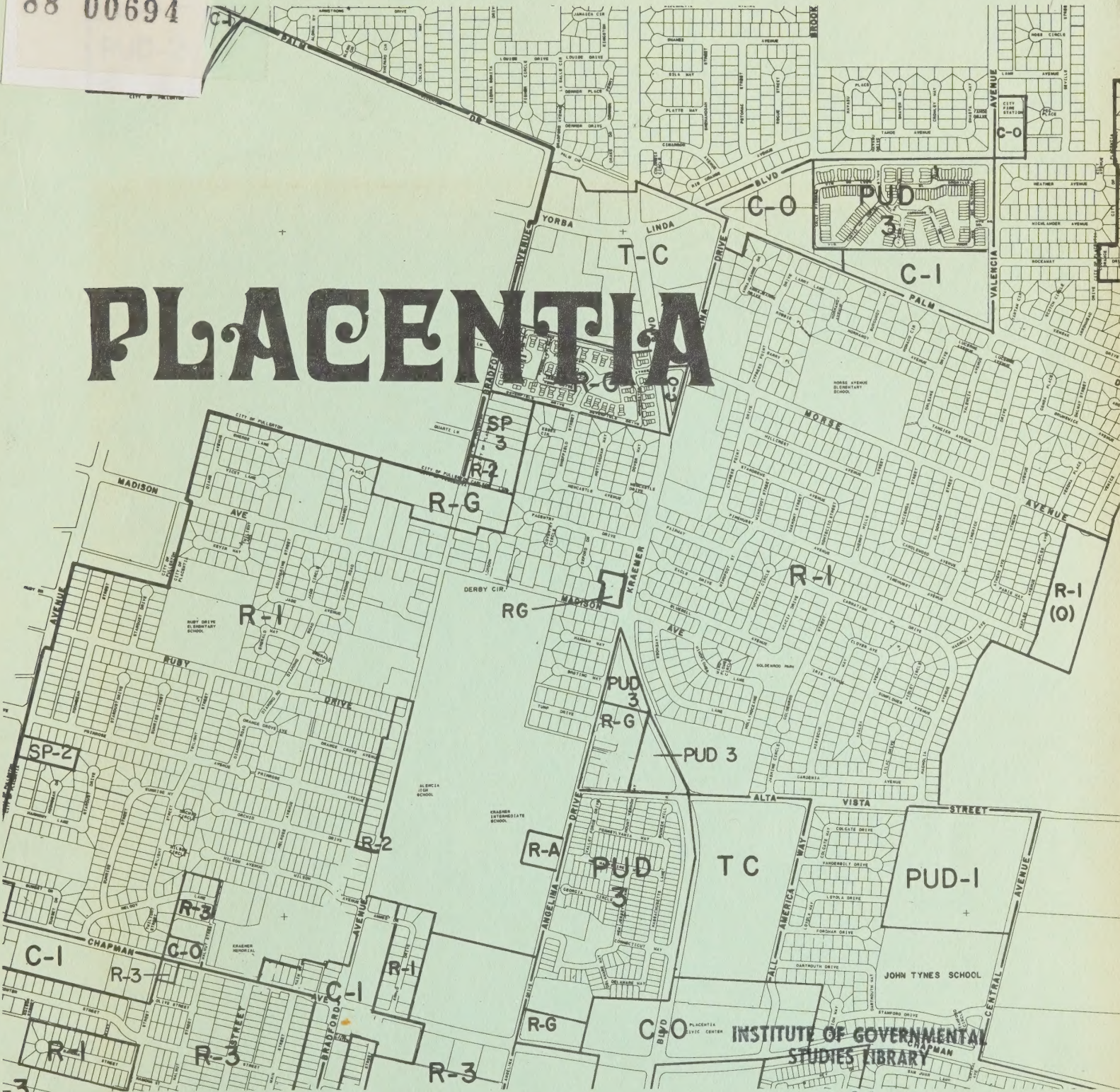


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ZONING ORDINANCE

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ZONING

Title 23

ZONING¹

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Chapter 23.02

GENERAL PROVISIONS

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- 23.02.020 Purpose.
- 23.02.030 Interpretation.
- 23.02.040 Enforcement.
- 23.02.050 Legal procedure.
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- 23.02.080 Administrative coordinator.

23.02.010 Zoning plan adopted. There is adopted a zoning plan for the city. Said zoning plan is a districting plan, as provided by law. (Prior code § 25-1).

23.02.020 Purpose. The purpose of this title is to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, comfort and general welfare.

The zoning, or districting plan effectuated by this title is a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the city, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.

No buildings or structures shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose other than as permitted and in conformance with this title and all other ordinances, laws and maps referred to therein. (Prior code § 25-2).

23.02.030 Interpretation. When interpreting and applying the provisions of this title they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically herein provided, it is not intended by the adoption of the ordinance codified herein to repeal, abrogate, annul, or in any way to impair or interfere with any existing provision of law or ordinance, or any rules, regulations or permits previously adopted or issued, or which shall be adopted or issued pursuant to law relating to the erection, construction, establishment, moving, alteration, or enlargement of any building or improvement. It is not intended by this title to interfere with or abrogate or annul any easement, covenant or other agreement between parties. However, in cases in which this title imposes a greater restriction upon the erection, construction, establishment, moving, alteration or enlargement of buildings, or the use of any building or premises in any district or districts than is imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, then in such case the provisions of this title shall control. (Prior code § 25-220).

23.02.040 Enforcement. All departments, official and public employees of the city, vested with the duty or authority to issue permits or licenses shall conform to the provisions of this title, and shall issue no permit or license for uses, buildings, or purposes in conflict with the provisions of this title; and any such permit or license issued in conflict with the provisions of this title shall be null and void. It shall be the duty of the building inspector of the city to enforce the provisions of this title pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure. (Prior code § 25-221).

23.02.050 Legal procedure. (1) Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this title, and any use of any land, building or premises established, conducted, operated or maintained contrary to

the provisions of this title is unlawful and a public nuisance; and the city attorney shall, upon order of the city council, immediately commence action or proceedings for the abatement and removal and injunction thereof in the manner prescribed by law, and shall take such other steps and shall apply to such courts, as may have jurisdiction to grant such relief as will abate and remove such building or structure, and restrain and enjoin any person, firm or corporation from setting up, erecting, building, maintaining or using any such building contrary to the provisions of this title.

(b) The remedies provided for herein shall be cumulative and not exclusive. (Prior code § 25-223).

23.02.060 Applicability of state law. Except as otherwise provided in this title or other chapters of the municipal code or the city charter, the provisions of the Government Code pertaining to zoning and planning shall be applicable to all matters as if set forth in full herein. (Prior code § 25-226).

23.02.080 Administrative coordinator. The city administrator or his/her designee shall be the individual responsible to provide for coordination of review and decision-making and the provision of information regarding the status of all applications and permits for residential developments. (Ord. 82-0-125, 1982).

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23.04.005 Definitions generally. For the purpose of this title, certain terms used herein are defined as follows in this chapter. (Prior code § 25-1.1 (part)).

23.04.010 Abut. "Abut" means contiguous to. For example, two (2) adjoining lots with a common property line are considered to be abutting. (Prior code § 25-1.1 (part)).

23.04.015 Access -- Access way. "Access" or "access way" means the place, means or way by which pedestrians and vehicles have safe, adequate and usable ingress and egress to a property or use as required by this title. (Prior code § 25-1.1 (part)).

23.04.020 Accessory building. "Accessory building" means a building, part of building, structure which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot. It does not mean separate living quarters or guest house. (Prior code § 25-1.1 (part)).

23.04.025 Accessory living quarters. "Accessory living quarters" means the same as "guest house." (Prior code § 25-1.1 (part)).

23.04.030 Accessory use. "Accessory use" means a use incidental, appropriate, subordinate and devoted exclusively to the main use of the lot or building. (Prior code § 25-1.1 (part)).

23.04.033 Adjusted gross floor area. "Adjusted gross floor area" means, when used to calculate off-street parking, gross floor area less the aggregate area devoted to indivisible public access ways (such as corridors, elevators and foyers) and other similar such uses which do not, as a practical matter, result in higher building occupancy. (Ord. 76-0-114 § 1, 1976).

23.04.035 Advertising area. "Advertising area" means the total square foot area of all sign facing (except double face signs which shall be computed as one (1) face) and includes only that

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portion of the supporting structure or trim which carries any wording, symbols, or pictures. (Prior code § 25-1.1 (part)).

23.04.040 Advertising structure. "Advertising structure" means a structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any poster, bill printing, painting or other advertisement of any kind whatsoever may be placed, including statuary, for the purpose of advertising the business or activity on the premises, but shall not include official notices issued by any court or public body or officer, notices posted by any public officer in performance of a public duty or by any person in giving legal notice; directional, warning or information structures required or authorized by law or by federal, state or county authority. (Prior code § 25-1.1 (part)).

23.04.045 Airport. "Airport" means any area which is used or is intended to be used for the taking-off and landing of aircraft, including helicopters, and appurtenant areas which are used or are intended to be used for airport building or facilities, including open spaces, taxiways, and tiedown areas. (Prior code § 25-1.1 (part)).

23.04.050 Alcoholic beverages. "Alcoholic beverages" means any spirituous, vinous, malt or other alcoholic liquor. (Ord. 6900-113 § 2 (part), 1969; prior code § 25-1.1 (part)).

23.04.055 Alley. "Alley" means a public thoroughfare which affords only a secondary means of access to abutting property. (Prior code § 25-1.1 (part)).

23.04.060 Altered. "Altered" means the same as "structural alterations." (Prior code § 25-1.1 (part)).

23.04.065 Amendment. "Amendment" means the changing of boundaries of districts, or by changing any other provisions thereof by addition, deletion or change in the wording, context or substance of this title. (Prior code § 25-1.1 (part)).

23.04.068 Apartment. "Apartment" means a room or set of rooms fitted especially with housekeeping facilities and used as a dwelling. (Ord. 74-0-101 § 2 (part), 1974).

23.04.070 Automobile court or motel. "Automobile court or motel" means a group of two (2) or more detached or semi-detached buildings containing guest rooms or apartments with auto storage space serving such rooms or apartments provided in connection therewith, which group is designed and used primarily for the accommodations of transient automobile travelers. (Prior code § 25-1.1 (part)).

23.04.075 Automobile wrecking. "Automobile wrecking" means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. (Prior code § 25-1.1 (part)).

23.04.080 Awning. "Awning" means any permanent or removable projection designed for shade, attached to the building by brackets or other means, but not having any direct connection or support on the ground. (Prior code § 25-1.1 (part)).

23.04.085 Basement. "Basement" means a space wholly or partly underground, and having more than one-half (1/2) of its height, measuring from its floor to its ceiling, below the average adjoining grade. If the finished floor level directly above a basement is more than six (6) feet above grade at any point, such basement shall be considered a story. (Prior code § 25-1.1 (part)).

23.04.087 Billboard. "Billboard" means any sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises, and only incidentally on the premises if at all. (Ord. 72-0-109 § 1 (part), 1972; prior code § 25-1.1 (part)).

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23.04.090 Boarding or rooming house. "Boarding or rooming house" means a dwelling other than a hotel where lodging with or without meals for five (5) and not more than fifteen (15) persons is provided for compensation but not including rest homes, nursing homes, or boarding schools. (Ord. 68-0-103 § 2 (part), 1968; prior code § 25-1.1 (part)).

23.04.095 Boarding school. "Boarding school" means a private institution of learning operated with or without a profit which offers regular academic instruction at kindergarten, elementary, secondary, trade school or collegiate levels equivalent to the standards prescribed by the State Board of Education, in which the students reside on the premises and are provided board and lodging in conjunction with their schooling. (Ord. 68-0-103 § 3 (part), 1968; prior code § 25-1.1 (part)).

23.04.100 Breezeway. "Breezeway" means a roofed passageway, open on at least one (1) side, where the roof is in keeping with the design and construction of the main building. Such "breezeway" shall be considered an inner court created by a roof structure connecting two (2) buildings. (Prior code § 25-1.1 (part)).

23.04.105 Building. "Building" means any structure having a roof supported by columns or by walls designed for the support, shelter or enclosure of persons, animals, chattels or property of any kind. (Prior code § 25-1.1 (part)).

23.04.110 Building, main. "Main building" means a building within which is conducted the principal use permitted on the lot, as provided by this title. (Prior code § 25-1.1 (part)).

23.04.115 Building site. "Building site" means a lot or parcel of land, in single or joint ownership, and occupied or to be occupied by a main building and accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required by the terms of this title and having its principal frontage on a street, road or highway. (Prior code § 25-1.1 (part)).

23.04.120 Business. "Business" means the purchase, sale or other transaction involving the handling or disposition (other than that included in the term "industry," as defined herein) of any article, substance or commodity for livelihood or profit, including in addition, operation of automobile or trailer parks, tourist courts and motels, public garages, office buildings, offices of doctors and other professionals, outdoor advertising signs and structures, public stables, recreational and amusement enterprises conducted for profit, shops for the sale of personal services, places where commodities or services are sold or are offered for sale either by direct handling of merchandise or by agreements to furnish them, but not including dumps and junkyards. "Business" means the same as "commerce." (Prior code § 25-1.1 (part)).

23.04.125 Business face. "Business face" means computed square footage of the front face of the building or store occupied by an individual business, measured by the lineal foot of frontage multiplied by the height extending from finished grade to the ceiling line of the most upper story. (Prior code § 25-1.1 (part)).

23.04.130 Business frontage. "Business frontage" means the property lines or lease lines of a business which abuts on a dedicated street or highway right-of-way line. (Prior code § 25-1.1 (part)).

23.04.133 Business identification sign. "Business identification sign" means any sign erected or maintained for the purpose of identifying a bona fide business being conducted upon the premises on which the sign is located. (Ord. 72-0-109 § 1 (part), 1972; prior code § 25-1.1 (part)).

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23.04.135 Carport. "Carport" means a permanent roofed structure with not less than two (2) enclosed sides, used for automobile shelter and storage only. (Prior code § 25-1.1 (part)).

23.04.140 Centerline. "Centerline" means the same as "street centerline." (Prior code § 25-1.1 (part)).

23.04.155 Church. "Church" means a permanently located building commonly used for religious worship fully enclosed with walls and having a roof and conforming to the provisions of this title. (Prior code § 25-1.1 (part)).

23.04.160 City. "City" means the city of Placentia. (Prior code § 25-1.1 (part)).

23.04.165 Civic center. "Civic center" means any city governmental building or facility established for the use by or service to the residents of the city. (Ord. 69-0-102 § 2, 1969: prior code § 25-1.1 (part)).

23.04.170 Clinic. "Clinic" means a place for group medical services not involving overnight housing of patients. (Prior code § 25-1.1 (part)).

23.04.175 Club. "Club" means an association of persons (whether or not incorporated), religious or otherwise, for social purpose, but not including groups which are organized primarily to render a service carried on as a business for profit. (Prior code § 25-1.1 (part)).

23.04.180 Combining district. "Combining district" means any district in which in addition to the permitted uses and regulations of the underlying or base district there is another permitted or combining use with special regulations attached thereto. (Prior code § 25-1.1 (part)).

23.04.185 Commission or planning commission. "Commission or planning commission" means the planning commission of the city appointed by the city council. (Prior code § 25-1.1 (part)).

23.04.190 Computation of time. The word "day" means calendar day. The time in which any act provided herein is to be done is computed by excluding the first day, and including the last, unless the last day is a holiday and then it is also excluded. (Prior code § 25-1.1 (part)).

23.04.193 Condominium. "Condominium" means an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on such real property, such as an apartment, office or store. A condominium may include in addition a separate interest in other portions of such real property. Such estate may, with respect to the duration of its enjoyment, be either:

- (1) An estate of inheritance or perpetual estate;
- (2) An estate for life; or
- (3) An estate for years, such as a leasehold or a subleasehold. (Ord. 74-0-101 § 2 (part), 1974).

23.04.195 Contiguous. "Contiguous" means the same as "abut." (Prior code § 25-1.1 (part)).

23.04.200 Council – City council. The words "council" or "city council" mean the city council of the city of Placentia. (Prior code § 25-1.1 (part)).

23.04.205 Day nursery. "Day nursery" means any group of buildings, building or portion thereof used primarily for the daytime care of children. (Prior code § 25-1.1 (part)).

23.04.206 Deck, elevated. "Elevated deck" means an open or partially enclosed structure designed for seating and elevated thirty inches (30") or more above the ground floor pad elevation. (Ord. 76-0-119 § 1, 1976).

23.04.207 Display frontage. "Display frontage" means the lineal foot of display frontage for those businesses where the principal display of merchandise is located outside of a main building. (Ord. 72-0-109 § 1 (part), 1972; prior code § 25-1.1 (part)).

23.04.210 District. "District" means a land area shown or described in the land use zoning map to which uniform regulations apply. (Prior code § 25-1.1 (part)).

23.04.215 Dormitory. "Dormitory" means a room designed, intended or occupied as sleeping quarters by three (3) persons or more. Every one hundred (100) square feet of total enclosed floor area in a dormitory shall be considered as a separate guest room for purpose of calculating off-street parking requirements. (Prior code § 25-1.1 (part)).

23.04.217 Drive-in. "Drive-in" means an establishment which provides parking facilities and service to those facilities in order that patrons may utilize on-site goods and/or services without leaving their vehicles. Said drive-in service may be in conjunction with, or exclusive of, any other form of service, including drive-through or conventional seating. (Ord. 83-0-110 § 2 (part), 1983).

23.04.218 Drive-through. "Drive-through" means an establishment which offers service via a convenience automobile drive aisle and associated facilities in order that patrons may utilize goods and/or services without leaving their vehicles. Said drive-through service may be in conjunction with, or exclusive of, any other form of service, including drive-in or conventional seating. (Ord. 83-0-110 § 2 (part), 1983).

23.04.220 Driveway. "Driveway" means an access way to a required off-street parking facility. A driveway shall be paved to a minimum width of ten (10) feet and shall be open and unencumbered to a height of not less than eight (8) feet. It shall be safe and usable. (Prior code § 25-1.1 (part)).

23.04.225 Dump. "Dump" means a place used for the disposal, abandonment, discarding, dumping, reduction, burial, incineration or by any other means of any garbage, trash, refuse or waste material. (Prior code 25-1.1 (part)).

23.04.230 Dwelling, single family. "Single family dwelling" means a building designed for, or used to house not more than one (1) family, including all necessary employees of such family, and having a kitchen facility for only one (1) family. (Prior code § 25-1.1 (part)).

23.04.235 Dwelling, two family or duplex. "Two family or duplex dwelling" means a building designed or used exclusively for the occupancy of two (2) families, living independently of each other and having separate kitchen facilities for each family. (Prior code § 25-1.1 (part)).

23.04.240 Dwelling, multiple. "Multiple dwelling" means a detached building designed and used for occupancy by three (3) or more families, all living independently of each other and having separate kitchen facilities for each family. (Prior code § 25-1.1 (part)).

23.04.245 Easement, public. "Public easement" means a space on a lot or parcel of land, and so indicated on a subdivision map or in a deed restriction reserved for or used for public utilities or public uses. (Prior code § 25-1.1 (part)).

23.04.247 Eating place. "Eating place" means an establishment which is used for the serving of food and beverages to patrons for compensations, exclusive of those establishments offering convenience seating only (eight (8) or fewer seats) or offering just take-out service. (Ord. 83-0-110 § 2 (part), 1983).

23.04.250 Educational institution. "Educational institution" means public, parochial and other nonprofit institutions conducting regular academic instruction at kindergarten, elementary, secondary and collegiate levels, and includes graduate schools, universities and nonprofit research institutions. Such institutions must either:

- (1) Offer general academic instruction equivalent to the standards prescribed by the State Board of Education; or
- (2) Confer degrees as a college or university of undergraduate or graduate standing; or
- (3) Conduct research. This definition does not include schools, academies or institutes, incorporated or otherwise, which operate for a profit, nor does it include commercial or trade schools. (Prior code § 25-1.1 (part)).

23.04.255 Enclosed structure. "Enclosed structure" means any roofed structure that is completely enclosed on all sides. (Ord. 69-0-113 § 2 (part), 1969; prior code § 25-1.1 (part)).

23.04.260 Family. "Family" means an individual or two (2) or more persons related by blood, marriage or adoption, or a group of not more than six (6) persons, excluding servants, who are not related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit. (Ord. 79-0-126 (part), 1979; prior code § 25-1.1 (part)).

23.04.261 Family day care. "Family day care" means regularly provided care, protection and supervision of twelve (12) or fewer children, in the provider's own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, and includes "large family day care home" and "small family day care home." (Ord. 84-0-116 § 2 (part), 1984).

23.04.263 Fast food place. "Fast food place" means establishment which is used for the serving of food and beverages to patrons for compensation and which provides convenience seating only (eight (8) or fewer seats) and/or offers just take-out service. (Ord. 83-0-110 § 2 (part), 1983).

23.04.265 Federal government. "Federal government" means the government of the United States. (Prior code § 25-1.1 (part)).

23.04.270 Fence. "Fence" means any device forming a physical barrier between two (2) areas. This includes wire mesh, steel mesh, chainlink, louver, stake, masonry, lumber and other similar materials. (Prior code § 25-1.1 (part)).

23.04.280 Fraternity and sorority houses. "Fraternity and sorority houses" means a premises established as a place of meeting and/or residence for a group of individuals joined together by common interests for fellowship, such as certain religious orders, Greek-letter organizations and social clubs. (Ord. 68-0-103 § 3 (part), 1968: prior code § 25-1.1 (part)).

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23.04.285 **Freeway.** "Freeway" means a highway with respect to which the owners of abutting lands have no right of easement or access to or from their abutting lands, or in respect to which such owners have only limited or restricted easement or access and which is declared to be such in compliance with the Streets and Highways Code of the state. (Prior code § 25-1.1 (part)).

23.04.290 **Frontage, display.** "Display frontage" means the lineal foot of display frontage for those businesses where the principal display of merchandise is located outside of a main building. (Prior code § 25-1.1 (part)).

23.04.295 **Frontage, lot.** "Lot frontage" means the line where a lot abuts on a dedicated street or highway right-of-way line. Frontage is expressed in lineal feet and is measured along such right-of-way line. Where a future street or highway right-of-way line has been established on the general plan or other official plan, frontage shall be measured along that line. (Prior code § 25-1.1 (part)).

23.04.300 **Garage.** "Garage" means an accessible and usable covered and completely enclosed space of not less than ten (10) feet by twenty (20) feet per space and used for vehicular and general storage purposes only. Such garage is to be so located on the lot so as to meet the requirements of this title for an accessory building, or if attached to the main building, to meet all the requirements applicable to the main building. (Ord. 78-0-129 § 1, 1978; prior code § 25-1.1 (part)).

23.04.305 **Garage, pass-through.** "Pass-through garage" means a garage with a rear door, of a minimum of seven (7) feet in height and nine (9) feet in width. (Prior code § 25-1.1 (part)).

23.04.310 **Garage, public.** "Public garage" means any premises used exclusively for storage of vehicles or where such vehicles are kept for hire. (Prior code § 25-1.1 (part)).

23.04.315 **Garage space.** "Garage space" means an accessible and usable uncovered space for the parking of automobiles off the street. Such space is to be sized and located on the lot so as to meet the requirements of this title. (Prior code § 25-1.1 (part)).

23.04.320 **General plan.** "General plan" means the general or master plan for the city. (Prior code § 25-1.1 (part)).

23.04.323 **Gross floor area.** "Gross floor area" means the sum of the gross horizontal areas of the several floors of the building excluding areas used for accessory garage purposes and such basement and cellar areas as are devoted exclusively to uses accessory to the operation of the building. All horizontal dimensions shall be taken from the exterior faces of walls including walls or other enclosures of enclosed porches. Whenever the term "Gross floor area" is used in this title as a basis for requiring off-street parking for any structure, it shall be assumed that, unless otherwise stated, such floor area applies not only to the ground floor area but also to any additional stories or basement of such structure. (Ord. 76-0-114 § 3, 1976).

23.04.325 **Guest house.** "Guest house" (accessory living quarters) means living quarters within a detached accessory building located on the same premises with the main building, for use by persons employed on the premises or for the temporary use of guests of the occupant of the premises, such quarters having no separate kitchen facilities and not rented or otherwise used as a separate dwelling unit. (Prior code § 25-1.1 (part)).

23.04.330 **Guest room.** "Guest room" means a room which is designed to be occupied by one (1) or more guests for sleeping purposes, but not including dormitories. (Prior code § 25-1.1 (part)).

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23.04.335 Height, building. "Building height" means the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the building exclusive of chimneys and ventilators and other exceptions to building height permitted in the zones. (Prior code § 25-1.1 (part)).

23.04.340 Highway. "Highway" means a major roadway as delineated on the general plan. (See street). (Prior code § 25-1.1 (part)).

23.04.345 Home occupation. "Home occupation" means any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof, or does not adversely affect the uses permitted in the zone of which it is a part. Home occupations may be engaged in where permitted by this title; provided the home occupation is conforming with the purpose, criteria and conditions set forth in this title. (Prior code § 25-1.1 (part)).

23.04.350 Hospital. "Hospital" means any building or portion thereof used for the accommodation and medical care of sick, injured or infirm persons and includes sanitariums, alcoholic sanitariums and institutions for the cure of chronic drug addicts and mental patients. (Prior code § 25-1.1 (part)).

23.04.355 Hospital, animal. "Animal hospital" means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be only incidental to such hospital use. (Prior code § 25-1.1 (part)).

23.04.360 Hotel. "Hotel" means any building or portion thereof containing six (6) or more guest rooms or suite of rooms used, designed or intended to be used, let or hired out to be occupied, for compensation or hire to be paid directly or indirectly. (Prior code § 25-1.1 (part)).

23.04.365 Industry. "Industry" means the manufacture, fabrication, processing, reduction, or destruction of any article, substance or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof, and shall include storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprises. (Prior code § 25-1.1 (part)).

23.04.367 Integrated development. "Integrated development" means a development consisting of five (5) or more interrelated business establishments using common driveways and on-site parking facilities. (Ord. 72-0-109 § 1 (part), 1972; prior code § 25-1.1 (part)).

23.04.369 Interested party. "Interested party" means one who has a direct interest in the matter under consideration independent of that which he holds in common with the public at large. The action under consideration must create an actual or potential interference with his interest and be a protectable legal interest. (Ord. 75-0-109 (part), 1975).

23.04.370 Junk. "Junk" is any worn out, cast off or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which unaltered or unchanged and without further reconditioning cannot be used for its original purpose as readily as when new shall be considered junk. (Prior code § 25-1.1 (part)).

23.04.375 Junkyard. "Junkyard" means any lot, or the use of any portion of a lot, for the dismantling or wrecking of automobiles or other motor vehicles or machinery, or for the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking, or for

the storage or keeping of junk, including scrap metals or other scrap materials. (Prior code § 25-1.1 (part)).

23.04.380 Kennel. "Kennel" means any lot or premises on which four (4) or more dogs or other animals, at least four (4) months of age, are kept, boarded or trained. (Prior code § 25-1.1 (part)).

23.04.385 Kitchen. "Kitchen" means any area intended or designed to be used or maintained for the cooking and/or preparation of food. (Prior code § 25-1.1 (part)).

23.04.389 Land area. "Land area" means all that land within the limits of the boundaries set forth in any zone change of permit application. (Ord. 73-0-116 § 1, 1973).

23.04.390 Landscaping. "Landscaping" includes the original planting of suitable vegetation in conformity with the requirements of this title and the continued maintenance thereof. (Prior code § 25-1.1 (part)).

23.04.391 Large family day care home. "Large family day care home" means a home which provides family day care to seven (7) to twelve (12) children, inclusive, including children who reside at the home. (Ord. 84-0-116 § 2 (part), 1984).

23.04.395 Loading space. "Loading space" means an off-street space or berth on the same lot with a main building or contiguous to a group of buildings for the temporary parking of commercial vehicles while loading or unloading, and which shall abut a street, alley or other appropriate means of ingress and egress. (Prior code § 25-1.1 (part)).

23.04.400 Lot. A "lot," when referred to in this title means:

(1) A parcel of real property with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder; or

(2) A parcel of real property delineated on an approved record of survey, lot split, or subparceling map as filed in the offices of the city and abutting at least one (1) public street; or

(3) A parcel of real property containing not less area than required by the use zone in which it is located, abutting at least one (1) public street and held under separate ownership from adjacent property prior to the effective date of this title. (Prior code § 25-1.1 (part)).

23.04.405 Lot area. "Lot area" means the total area, measured in a horizontal plane, within the lot lines of a lot. (Prior code § 25-1.1 (part)).

23.04.410 Lot, corner. "Corner lot" means a lot located at the intersection of two (2) or more streets at an angle of not more than one hundred twenty (120) degrees. If the angle is greater than one hundred twenty (120) degrees, it shall be considered an interior lot. (Prior code § 25-1.1 (part)).

23.04.415 Lot, cul-de-sac. "Cul-de-sac lot" means a lot fronting on, or with more than one-half (½) its width fronting on the turn-around end of a cul-de-sac street. (Prior code § 25-1.1 (part)).

23.04.420 Lot depth. "Lot depth" means the average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines. The depth of a cul-de-sac lot shall be measured at its narrowest point. (Prior code § 25-1.1 (part)).

23.04.425 Lot, interior. "Interior lot" means a lot other than a corner lot. (Prior code § 25-1.1 (part)).

23.04.430 **Lot, key.** "Key lot" means any lot where the rear lot line abuts the side lot line of one (1) or more other lots, and not separated by an alley. (Prior code § 25-1.1 (part)).

23.04.435 **Lot line.** "Lot line" means any line bounding a lot as herein defined. (Prior code § 25-1.1 (part)).

23.04.440 **Lot line, front.** On an interior lot the "front lot line" is the property line abutting a street. On a corner or reversed corner lot, the "front lot line" is the shorter property line abutting a street. On a through lot or lot with three (3) or more sides abutting a street, the commission shall determine which property line shall be the "front lot line." (Prior code § 25-1.1 (part)).

23.04.445 **Lot line, rear.** "Rear lot line" means a lot line not abutting a street which is opposite and more distant from the front lot line. In the case of an irregular triangular or goreshaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten (10) feet. A lot which is bounded on all sides by streets may have no rear lot line. (Prior code § 25-1.1 (part)).

23.04.450 Lot line, side. "Side lot line" means any lot line not a front lot line or rear lot line. (Prior code § 25-1.1 (part)).

23.04.455 Lot of record. "Lot of record" means a parcel of land as shown on the records of the county assessor at the time of passage of the ordinance codified herein. (Prior code § 25-1.1 (part)).

23.04.460 Lot, pie-shaped. "Pie-shaped lot" means a lot where the side lines are approximately radial to the curve of the street upon which it fronts. The width of the lot measured at building setback line shall not be less than the required minimum lot width of the use zone in which it is located. (Prior code § 25-1.1 (part)).

23.04.465 Lot, reversed corner. "Reversed corner lot" means a corner lot, the side line of which is substantially a continuation of the front lot lines of the lots to its rear, whether across an alley or not. (Prior code § 25-1.1 (part)).

23.04.470 Lot, through. "Through lot" means a lot having frontage on two (2) parallel or approximately parallel dedicated streets, not including a corner or reversed corner lot.

The commission shall determine which frontage or frontages shall be considered as the "lot front" or lot frontages for the purpose of compliance with yard and setback provisions of this title. (Prior code § 25-1.1 (part)).

23.04.475 Lot width. "Lot width" means the horizontal distance between the side lot lines measured at the required building setback line. (Prior code § 25-1.1 (part)).

23.04.480 Marquee. "Marquee" means a permanent, roofed structure attached to and supported by the building and projecting over public property. (Prior code § 25-1.1 (part)).

23.04.485 May. The word "may" is permissive. (Prior code § 25-1.1 (part)).

23.04.490 Mobilehome. "Mobilehome" means the same as "trailer, residential." (Prior code § 25-1.1 (part)).

23.04.495 Motel. "Motel" means a building or group of buildings used for transient residential purposes, containing guest rooms or dwelling units with automobile storage space provided in connection therewith, which building or group is designed, intended or used primarily for the accommodation of transient automobile travelers; including groups designated as auto cabins, auto courts, motor courts, motor hotels and similar designation. (Prior code § 25-1.1 (part)).

23.04.497 Motor home. "Motor home" means a self-propelled vehicle which is designed to function as a dwelling unit. (Ord. 76-0-124 § 1 (part), 1976).

23.04.498 Motor vehicle. "Motor vehicle" means a vehicle which is self-propelled. Motor vehicle includes motor home and camper unit mounted on a truck body. (Ord. 76-0-124 § 1 (part), 1976).

23.04.499 Net acreage. "Net acreage" means all that land within the land area except the land included within the rights-of-way for arterial streets, i.e., primary and secondary city streets. (Ord. 73-0-116 § 2, 1973).

23.04.500 Nonconforming building. "Nonconforming building" means a building or portion thereof lawfully existing on the effective date of this title, which was designed, erected or structurally altered for a use which does not conform to the uses permitted in the zone in which

it is located, or which does not comply with one or more of the property development standards of the zone in which it is located. (Prior code § 25-1.1 (part)).

23.04.505 Nonconforming use. “Nonconforming use” means a use of a building or land existing on the effective date of this title which does not conform to the uses permitted in the zone in which it is located. (Prior code § 25-1.1 (part)).

23.04.510 Nursery school. “Nursery school” means the same as “day nursery.” (Prior code § 25-1.1 (part)).

23.04.515 Nursing home. “Nursing home” means the same as “rest home.” (Ord. 68-0-103 § 2 (part), 1968; prior code § 25-1.1 (part)).

23.04.520 Open uses. “Open uses” mean those uses which do not have to be associated with buildings or structures for the carrying on of their trade, service or activity, such as, but not limited to, automobile sales, contractor’s storage yards, and equipment rental yards. (Prior code § 25-1.1 (part)).

23.04.525 Ordinance -- Zoning ordinance. The words “ordinance” or “zoning ordinance” mean this title. (Prior code § 25-1.1 (part)).

23.04.530 Parcel of land. “Parcel of land” means the same as “lot.” (Prior code § 25-1.1 (part)).

23.04.535 Parking space. “Parking space” means space exclusive of driveways, ramps, columns, loading areas, office or work areas within a building or open parking area for the parking of vehicles. A parking space shall be accessible and usable for the parking and conform to the requirements in Chapter 23.78. (Prior code § 25-1.1 (part)).

23.04.540 Person. “Person” means an individual, firm, corpartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, the federal or state government, city, county, special district or any other group or combination acting as an entity, except the city. (Prior code § 25-1.1 (part)).

23.04.545 Precise plan. “Precise plan” means the same as “specific plan.” (Prior code § 25-1.1 (part)).

23.04.550 Property line. “Property line” means the same as “lot line.” (Prior code § 25-1.1 (part)).

23.04.555 Provisions. “Provisions” includes all regulations and requirements referred to in this title. (Prior code § 25-1.1 (part)).

23.04.560 Quasi-public organization. “Quasi-public organization” means any nongovernmental, nonprofit organization that is devoted to public service and welfare. (Prior code § 25-1.1 (part)).

23.04.561 Recreational apparatus. “Recreational apparatus” means any device which may be used for camping or recreational purposes and which is not currently registered for operation on public streets.

Recreational apparatus includes, but is not limited to, camper unit or shell, boats, airplanes, gliders, off-highway vehicles and other devices used for recreational purposes. (Ord. 76-0-124 § 1 (part), 1976).

23.04.565 Residence. "Residence" means a building used, designed or intended to be used as a home or dwelling. (Prior code § 25-1.1 (part)).

23.04.570 Residence club, private. "Private residence club" means a premises on which living and sleeping accommodations are provided for more than five (5) and no more than thirty (30) persons living together as a cooperative, nonprofit living group. (Ord. 68-0-103 § 3 (part), 1968: prior code § 25-1.1 (part)).

23.04.575 Restaurant. "Restaurant" means an eating place pursuant to Section 23.04.247. (Ord. 83-0-110 § 1, 1983: prior code § 25-1.1 (part)).

23.04.580 Rest home. "Rest home" means premises operated as a boarding home, and in which nursing, dietary and other personal services are furnished to convalescents, invalids, and aged persons. It does not include premises in which persons suffering from a mental sickness, disease, disorder or ailment or from a contagious or communicable disease are kept, and in which surgical or other primary treatments are performed, such as are customarily provided in

sanitariums or hospitals or in which no persons are kept or served who normally would be admittable to a mental hospital. (Ord. 68-0-103 § 2 (part), 1968: prior code § 25-1.1 (part)).

23.04.585 Retaining wall. "Retaining wall" means a structure designed and intended to protect grade cuts or retain the fill or dirt, sand or other grading material. (Prior code § 25-1.1 (part)).

23.04.590 Rezoning. "Rezoning" means the same as "zone, change of." (Prior code § 25-1.1 (part)).

23.04.593 Roofline. "Roofline" means the height above finished grade of the uppermost beam, rafter, ridge board, or purlin of any building. (Ord. 72-0-109 § 1 (part), 1972: prior code § 25-1.1 (part)).

23.04.595 Room. "Room" means an unsubdivided portion of the interior of a dwelling unit, excluding bathrooms, closets, hallways and service porches. (Prior code § 25-1.1 (part)).

23.04.600 Rooming house. See "boarding or rooming house." (Prior code § 25-1.1 (part)).

23.04.605 Schools, elementary, intermediate, junior high and high. "Elementary, intermediate, junior high and high schools" mean an institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the state (See "Educational institutions"). (Prior code § 25-1.1 (part)).

23.04.607 Second unit. "Second unit" means a subordinate dwelling unit with complete living facilities attached to or contained within a single-family detached dwelling. (Ord. 84-0-118 § 1, 1984).

23.04.610 Service station. "Service station" means a business which services motor vehicles and is limited to the retail sale of petroleum products and automobile accessories, tube and tire repairs, battery service, radiator cleaning and flushing, automobile washing, including the following operations if conducted within a building: lubrication of motor vehicles; brake servicing; wheel balancing; replacement of water hoses and electrical wires; and engine tuneup, but excluding: tire recapping; battery repair and rebuilding; mechanical car wash, body and fender works, engine overhaul or other similar activities. (Prior code § 25-1.1 (part)).

23.04.615 Setback line, front yard. "Front yard setback line" means the line which defines the depth of the required front yard. Such setback line is parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the zone. (Ord. 79-0-126 (part), 1979: prior code § 25-1.1 (part)).

23.04.620 Setback line, rear yard or side yard. "Rear yard or side yard setback line" means the line which defines the width or depth of the required rear or side yard. Such setback line is parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the zone. The side yard on the street side of a corner lot shall be measured from the planned street right-of-way, the same as for the front yard. (Prior code § 25-1.1 (part)).

23.04.625 Shall. The word "shall" is mandatory. (Prior code § 25-1.1 (part)).

23.04.630 Side and front of corner lots. For the purpose of this title the narrowest frontage of a corner lot facing the street is the front, and the longest frontage facing the intersecting street is the side irrespective of the direction in which the building faces. (Prior code § 25-1.1 (part)).

23.04.635 Sign. “Sign” means the same as “advertising structure.” (Prior code § 25-1.1 (part)).

23.04.637 Sign, center identification. “Center identification sign” means a freestanding sign structure containing the name identifying an integrated business development and may also include identification signs on which the names and nature of business only within the development are uniformly displayed. (Ord. 72-0-109 § 1 (part), 1972: prior code § 25-1.1 (part)).

23.04.640 Sign, community. “Community sign” means a ground sign on which are displayed the names and nature of the business only of business establishments within an integrated development. (Prior code § 25-1.1 (part)).

23.04.645 Sign, double face. “Double face sign” means a single sign with two (2) parallel sign faces back-to-back. (Prior code § 25-1.1 (part)).

23.04.650 Sign, electric. “Electric sign” means an advertising structure served or energized with electrical current for purpose of illuminating or for any other purpose. (Prior code § 25-1.1 (part)).

23.04.653 Sign, energized. “Energized sign” means any sign or advertising structure energized from any source for the purpose of illumination or sustaining motion. (Ord. 72-0-109 § 1 (part), 1972: prior code § 25-1.1 (part)).

23.04.655 Sign facing or surface. “Sign facing or surface” means the surface of the sign upon, against or through which the message is displayed or illustrated on the sign. (Prior code § 25-1.1 (part)).

23.04.660 Sign, ground. “Ground sign” includes any sign supported by uprights or braces anchored in the ground and not attached to any building. (Prior code § 25-1.1 (part)).

23.04.662 Sign, identification. “Identification sign” means small signs one (1) foot or less in height on which are displayed only the name and nature of business of the occupant. (Ord. 72-0-109 § 1 (part)), 1972: prior code § 25-1.1 (part)).

23.04.663 Sign, nonadvertising. “Nonadvertising sign” means any sign posted on private property containing thereon a regulatory or warning notice and upon which no advertising matter is displayed. (Ord. 72-0-109 § 1 (part), 1972: prior code § 25-1.1 (part)).

23.04.665 Sign, permanent reader panel. “Permanent reader panel sign” means a permanently constructed changeable copy bulletin board lighted or unlighted with detachable precut letters and figures. (Prior code § 25-1.1 (part)).

23.04.667 Sign, portable. “Portable sign” means any moveable external sign that is not permanently secured or attached to an approved structure support or anchor. (Ord. 72-0-109 § 1 (part), 1972: prior code § 25-1.1 (part)).

23.04.670 Sign, projecting. “Projecting sign” means any sign which is affixed or attached to, and is supported solely by a building wall or structure, and extends beyond the building wall, structure, or parts thereof, more than twelve (12) inches and whose angle of incidence to said building wall, structure or parts thereof, is greater than thirty (30) degrees. (Prior code § 25-1.1 (part)).

23.04.675 Sign, roof. “Roof sign” means any sign erected, constructed and maintained

wholly upon or over the roof of any building with the principal support on the roof structure. (Prior code § 25-1.1 (part)).

23.04.680 Sign, temporary. "Temporary sign" includes any sign, banner, penant valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board, plastic, or other light materials firmly affixed to a permanent display board and intended to be displayed for a limited period of time not to exceed ninety (90) days. (Prior code § 25-1.1 (part)).

23.04.685 Sign, wall. "Wall sign" includes all flat signs, either of solid face construction or individual letters, which are placed or painted against the exterior wall of any building or structure and extending not more than one (1) foot from the face of the building and having the advertisement on one (1) face. (Prior code § 25-1.1 (part)).

23.04.687 Small family day care home. "Small family day care home" means a home which provides day care to six (6) or fewer children, including children who reside at the home. (Ord. 84-0-116 § 2 (part), 1984).

23.04.690 Specific plan. "Specific plan" means a plan adopted by the legislative body which is based on the general plan and including such regulations, programs and legislation as may be required for the systematic execution of the general plan. (Prior code § 25-1.1 (part)).

23.04.695 Stable, private. "Private stable" means a detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale. (Prior code § 25-1.1 (part)).

23.04.700 Stable, public. "Public stable" means a stable other than a private stable. (Prior code § 25-1.1 (part)).

23.04.705 State. "State" means the state of California. (Prior code § 25-1.1 (part)).

23.04.710 Story. "Story" means a space in a building between the surface of any floor and surface of the floor next above, or if there is no floor above, then the space between such floor and the ceiling or roof above. (See "basement"). (Prior code § 25-1.1 (part)).

23.04.715 Story, half. "Half story" means a story under a gable, hip or gambrel roof, plates of which are not more than three (3) feet above the floor of such story. (Prior code § 25-1.1 (part)).

23.04.720 Street. "Street" means a public thoroughfare or right-of way dedicated, deeded or condemned for use as such, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in this title. The word "street" includes all major and secondary highways, freeways, traffic collector streets and local streets. (Prior code § 25-1.1 (part)).

23.04.725 Street centerline. "Street centerline" means the centerline of a street or right-of-way as established by official surveys. (Prior code § 25-1.1 (part)).

23.04.730 Street line. "Street line" means the boundary line between the street and abutting property. (Prior code § 25-1.1 (part)).

23.04.735 Street, local. "Local street" means any street, dedicated as such, serving as the principal means of access to property, which street is not shown as a primary or secondary highway or traffic collector street on the general plan. (Prior code § 25-1.1 (part)).

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23.04.740 Street, side. "Side street" means the street bounding a corner or reversed corner lot and which extends in the same general direction as the line determining the depth of the lot. (Prior code § 25-1.1 (part)).

23.04.745 Structural alterations. "Structural alterations" means any change in the supporting members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, roof trusses, foundations, piles or retaining walls or similar components. (Prior code § 25-1.1 (part)).

23.04.750 Structure. "Structure" means anything constructed or built over the height of six (6) feet, any edifice or building of any kind or any piece of work artificially built up or composed of parts jointed together in some definite manner, which has a required location on the ground or is attached to something having a location on the ground except outdoor areas such as patios, paved areas, walks, swimming pools, tennis courts and similar recreation areas. (Prior code § 25-1.1 (part)).

23.04.754 Trailer. "Trailer" means any wheeled vehicle designed for carrying persons or property and for being drawn by a motor vehicle. Trailer includes, but is not limited to, camp trailer, mobilehome, utility trailer or trailer specially designed to carry motorcycles, airplanes, boats, gliders, etc. (Ord. 76-0-124 § 1 (part), 1976).

23.04.755 Trailer park or mobilehome park. "Trailer park or mobilehome park" means any area or tract of land where space is rented or held for rent on which residential trailers may be parked and inhabited. (Prior code § 25-1.1 (part)).

23.04.760 Trailer, residential. "Residential trailer" means a vehicle with or without motive power, designed and constructed to travel on the public thoroughfares in accordance with the provisions of the State Vehicle Code and to be used for human habitation. No trailer shall be used as a place of human habitation except in regularly established trailer parks. (Prior code § 25-1.1 (part)).

23.04.765 Trailer space. "Trailer space" means a plot of ground within any trailer park designed for the accommodation of one residential trailer. (Prior code § 25-1.1 (part)).

23.04.770 Use. "Use" means the purpose for which land and/or building is erected, arranged, designed, or intended or for which land and/or building is or may be occupied or maintained. (Prior code § 25-1.1 (part)).

23.04.775 Variance. "Variance" means a permit for deviation from the provisions established in the zone in which the property is located, granted by the commission pursuant to this title. (Prior code § 25-1.1 (part)).

23.04.780 Yard. "Yard" means any open space, other than a court, on the same lot with a building or a dwelling group, which space is generally open from the ground to the sky, except for the projections and accessory buildings permitted by this title. No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this title may be considered as providing a yard or open space for any other building; nor may any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected. (Prior code § 25-1.1 (part)).

23.04.785 Yard, front. "Front yard" means a space between the front yard setback line and the front lot line or planned street right-of-way line, and extending the full width of the lot. The front yard of a cul-de-sac shall be measured from its narrowest depth. (Prior code § 25-1.1 (part)).

23.04.790 Yard, rear. "Rear yard" means a space between the rear yard setback line and the rear lot line, extending the full width of the lot. (Prior code § 25-1.1 (part)).

DISTRICTS ESTABLISHED

23.04.795 Yard, side. "Side yard" means a space extending from the front yard setback line or from the front lot line where no front yard is required by this title to the rear yard setback line of the rear lot line, between a side lot line and the side yard setback line. (Prior code § 25-1.1 (part)).

23.04.800 Zone. "Zone" means the same as "district." (Prior code § 25-1.1 (part)).

23.04.805 Zone, change of. "Change of zone" means the legislative act of removing one (1) or more parcels of land from one (1) zone and placing them in another zone on the land use zoning map. (Prior code § 25-1.1 (part)).

23.04.810 Zoning map. "Zoning map" means the official map which describes thereon the several zoning districts to which the regulations set forth in this title shall apply. (Prior code § 25-1.1 (part)).

Chapter 23.08

DISTRICTS ESTABLISHED

Sections:

- 23.08.010 Established.
- 23.08.020 Designation on zoning map.
- 23.08.030 Establishment of regulations within districts.

23.08.010 Established. Zoning districts are established as follows:

- R-A Residential agricultural district
- R-1 Single-family residential district
- R-2 Duplex residential district
- R-G Garden apartment district
- R-3 Multiple-family residential district
- R-4 Multiple-family high density residential district
- T-C Town center district
- PV Combining parkway vista district
- C-O Commercial office district
- C-1 Neighborhood commercial district
- C-2 Central commercial district
- C-M Commercial manufacturing district
- M Industrial district
- P-M Industrial park district
- G-M General manufacturing district
- C-C Civic center district
- T Combining mobilehome district
- O Combining oil district
- O-1 Combining oil district
- O-2 Combining oil district
- H Combining general hospital district
- PUD Planned unit development district
- U Unclassified district.

(Ord. 72-0-109 § 2, 1972; Ord. 72-0-101 § 1, 1972; prior code § 25-3 (part)).

23.08.020 Designation on zoning map. The designations, locations and boundaries of the districts established are delineated upon the official zoning map on file with the planning division. This map and all notations and information thereon, which may be amended from time

“R-A” RESIDENTIAL AGRICULTURAL DISTRICT

to time, are made a part of this title by reference. (Ord. 77-0-111 § 1, 1977: prior code § 25-3 (part)).

23.08.030 Establishment of regulations within districts. The following uses will be allowed, and the following regulations shall apply in the districts hereinbefore established under Section 23.08.010 and shall be subject to the provisions of Chapter 23.75 through 23.84. (Prior code § 25-4).

Chapter 23.10

“R-A” – RESIDENTIAL AGRICULTURAL DISTRICT

Sections:

23.10.010	Purpose.
23.10.020	Permitted uses.
23.10.030	Uses permitted subject to obtaining a use permit.
23.10.040	Height.
23.10.050	Building site area.
23.10.060	Lot coverage.
23.10.070	Front yard.
23.10.080	Side yard.
23.10.090	Rear yard.
23.10.100	Off-street parking.

"R-A"—RESIDENTIAL AGRICULTURAL DISTRICT

- 23.10.105 Signs.
- 23.10.110 Optional design and improvement standards.

23.10.010 Purpose. The purpose of the "R-A" district is to permit mixed farm and residential uses by providing an area for people to have parcels of land larger than typical residential lots where livestock, poultry, and small animals may be kept or raised in limited number. (Ord. 75-0-129 (part), 1975: prior code § 25-5).

23.10.020 Permitted uses. Uses permitted in the "R-A" district shall be as follows:

- (1) One (1) single-family dwelling per minimum lot size;
- (2) General light farming of agricultural crops, including horticulture, grazing, and the maintenance of:
 - (A) Not over two (2) equine or bovine animals for private use per twenty thousand (20,000) square feet of land area,
 - (B) Not more than twenty-five (25) rabbits, chickens or small animals per twenty thousand (20,000) square feet of land area,
 - (C) Not more than an aggregate of four (4) sheep, goats, or similar animals per twenty thousand (20,000) square feet of land area;
- (3) Accessory buildings, structures, and uses ancillary to the uses permitted in this district. This is not to be construed as any commercial use;
- (4) Home occupations, in compliance with the provisions of Section 23.81.020;
- (5) Crop and tree farming. (Ord. 75-0-129 (part), 1975: Ord. 72-0-109 § 3, 1972: prior code § 25-6).

23.10.030 Uses permitted subject to obtaining a use permit. Uses permitted subject to obtaining a use permit in the "R-A" district shall be as follows:

- (1) Churches, schools, parks, playgrounds, public utilities, public and quasi-public buildings and uses;
- (2) Large family day care home per Section 23.81.160;
- (3) Day nursery;
- (4) An aggregate of two (2) single-family dwelling units per minimum lot size;
- (5) Second units in compliance with Chapter 23.73;
- (6) Other uses determined to be compatible with those uses listed in Section 23.10.020. (Ord. 84-0-118 § 2 (part), 1984: Ord. 84-0-116 § 2 (part), 1984: Ord. 75-0-129 (part), 1975: Ord. 72-0-109 § 5, 1972: prior code § 25-7).

23.10.040 Height. Maximum allowable height in the "R-A" district shall be thirty (30) feet. (Ord. 75-0-129 (part), 1975: prior code § 25-8).

23.10.050 Building site area. Minimum building site required in the "R-A" district shall be as follows:

- (1) Twenty thousand (20,000) square feet on both interior and corner lots: churches, three (3) acres;
- (2) Minimum lot width required: one hundred (100) feet.

The city council upon receipt of a report from the planning commission may, by a majority vote of its total members, approve subdivisions with less than the minimum lot width and depths on irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts, particularly triangular-shaped corner lots, trapezoidal lots, and lots with more than four (4) lot lines; provided, however, that in no case shall the minimum frontage be less than fifty (50) feet at the property line. (Ord. 75-0-129 (part), 1975: Ord. 454 §§ 1, 2, 1967: prior code § 25-9).

"R-1" – SINGLE-FAMILY RESIDENTIAL DISTRICT

23.10.060 Lot coverage. The maximum allowable lot coverage by buildings or structures subject to all other requirements of this title in the "R-A" district shall be forty (40) percent. (Ord. 75-0-129 (part), 1975: prior code § 25-10).

23.10.070 Front yard. The minimum front yard required in the "R-A" district shall be twenty-five (25) feet. (Ord. 75-0-129 (part), 1975: prior code § 25-11 (part)).

23.10.080 Side yard. The minimum side yard required in the "R-A" district shall be as follows: corner lot line, eleven (11) feet; interior lot line six (6) feet one side, twelve (12) feet other side. (Ord. 75-0-129 (part), 1975: prior code § 25-11 (part)).

23.10.090 Rear yard. The minimum rear yard required in the "R-A" district shall be as follows: corner lot, five(5) feet; interior lot, five (5) feet; provided that not less than seven hundred (700) square feet, clear and unobstructed, is provided on the rear one-third (1/3) of lot. (Ord. 75-0-129 (part), 1975: prior code § 25-11 (part)).

23.10.100 Off-street parking. The provisions of Chapter 23.78 shall apply in determining the amount of parking space that must be provided for each use. (Ord. 75-0-129 (part), 1975: prior code § 25-12).

23.10.105 Signs. The provisions of Chapter 23.90 shall apply to signs in the "R-A" district. (Ord. 75-0-129 (part), 1975: Ord. 71-0-109 § 4, 1972: prior code § 25-12.1).

23.10.110 Optional design and improvement standards. When a development has been approved by the planning commission and affirmed by the city council under the optional design and improvement standards of Title 22 of this code, then such building sites, coverage and yards under such plan shall be considered as the requirements of this title. (Prior code § 25-13).

Chapter 23.12

"R-1" – SINGLE-FAMILY RESIDENTIAL DISTRICT

Sections:

23.12.010	Purpose.
23.12.020	Permitted uses.
23.12.030	Uses permitted subject to obtaining a use permit.
23.12.040	Height.
23.12.050	Building site area – Lot width.
23.12.060	Lot coverage.
23.12.070	Front yard.
23.12.080	Side and rear yards except when modified standards are used.
23.12.090	Modified standards.
23.12.100	Off-street parking.
23.12.105	Signs.
23.12.110	Optional design and improvement standards.
23.12.120	Development review.

23.12.010 Purpose. The purpose of the "R-1" district is to stabilize and retain the residential character and integrity of the district. (Ord. 72-0-109 § 6, 1972: prior code § 25-14).

23.12.020 Permitted uses. Uses permitted in the "R-1" district shall be as follows:
Single-family residences including private garages;
Public parks;

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Home occupations, upon the completion of application for a home occupation from the office of the planning department and compliance with the provisions of Section 23.81.020:

Accessory buildings;

Structures and uses normally incidental to single-family residences;

Small family day care home;

Accessory buildings and structures may not be constructed prior to the establishment of the main building. (Ord. 84-0-116 § 2 (part), 1984; Ord. 72-0-115 § 1, 1972; Ord. 70-0-104 § 1, 1970; prior code § 25-15).

23.12.030 Uses permitted subject to obtaining a use permit. Uses permitted subject to obtaining a use permit in the "R-1" district shall be as follows:

Churches, schools, playgrounds, public utilities, public and quasi-public buildings and uses;

Crop and tree farming;

Decks, elevated;

Guesthouses;

Public or private parking lots for automobiles when adjacent to any "C" or "M" district;

Fraternity and sorority houses;

Large family day care homes per Section 23.81.160;

Day nursery;

Second units in compliance with Chapter 23.73. (Ord. 84-0-118 § 2 (part), 1984; Ord. 84-0-116 § 2 (part), 1984; Ord. 76-0-119 § 2, 1976; Ord. 72-0-115 § 2, 1972; Ord. 70-0-104 § 2, 1970; prior code § 25-16).

23.12.040 Height. Maximum allowable height limit in the "R-1" district shall be thirty (30) feet; accessory buildings twenty (20) feet. (Prior code § 25-17).

23.12.050 Building site area – Lot width. Minimum building site and lot width required in the "R-1" district shall be as follows:

Churches, three (3) acres;

Residential lots, per Sections 22.16.010 -- 22.16.030;

The city council, upon receipt of a report from the planning commission, may, by a majority vote of its total members, approve subdivisions with less than the minimum lot widths and irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts, particularly triangular shaped corner lots, trapezoidal lots, and lots with more than four (4) lot lines; provided, however, that in no case shall the minimum frontage be less than forty (40) feet at the property line. (Ord. 70-0-104 § 3, 1970; Ord. 454 §§ 11, 12, 1967; prior code § 25-18).

23.12.060 Lot coverage. Maximum allowable lot coverage by building or structures subject to all other requirements in the "R-1" district shall be as follows:

The maximum allowable building coverage shall be not more than fifty (50) percent of the net lot area;

The minimum allowable floor area for a dwelling unit shall be not less than one thousand, three hundred (1,300) square feet of floor area exclusive of garages and patios. (Ord. 70-0-104 § 4, 1970; prior code § 25-19).

23.12.070 Front yard. Minimum front yard required in the "R-1" district shall be as follows:

Twenty (20) feet from ultimate right-of-way or as set by the planning commission and city council if optional design standards have been used as set forth in Section 23.12.110; but twenty-five (25) feet to the garage door in all cases where a front entrance garage is used except that twenty (20) feet shall be permitted where a roll-up garage door is provided. (Ord. 85-0-123 (part), 1985; Ord. 70-0-104 § 5 (part), 1970; prior code § 25-20(a)).

"R-1"—SINGLE-FAMILY RESIDENTIAL DISTRICT

23.12.080 Side and rear yards except when modified standards are used. (a) Side yard setback requirements are as follows:

(1) Main Building. Minimum setbacks shall be six (6) feet on one side and twelve (12) feet on the opposite side. The twelve (12) foot setback shall be mandatory on the driveway side of the yard with the following exceptions:

(A) On corner lots, the setback from the ultimate right-of-way to any structure shall be twelve (12) feet.

(B) The twelve (12) foot setback shall be mandatory where the side yard of one lot abuts the rear yard of the adjacent lot.

(2) Room Additions and Accessory Structures. Minimum setback shall be the same as for

"R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

"main buildings" per subsection (1); however, where the "main building" has an existing setback less than prescribed in subsection (1), then a room addition and/or accessory structure may be constructed to that existing setback.

(b) Rear yard setback requirements are as follows:

(1) Initial Construction. Minimum setback shall be twenty (20) feet from rear property line.

(2) Room Additions and Accessory Structures. Minimum setback shall be ten (10) feet from rear property line.

(3) Patio Covers. Minimum setback shall be five (5) feet from rear property line.

(c) Grading of Side and Rear Yard Setback. Slopes exceeding five percent (5%) shall not be permitted within the following areas:

(1) Six (6) feet of the side of the residence provided the narrower side yard setback;

(2) Ten (10) feet of the side of the residence provided the wider side yard setback;

(3) Seventeen (17) feet of the rear of the residence.

(d) All side and rear yard setbacks legally established at the time of adoption of this section shall be deemed to conform to this section. (Ord. 83-0-101 § 1, 1983; Ord. 79-0-108, 1979; Ord. 76-0-119 § 3, 1976; Ord. 74-0-107 § 1, 1974; Ord. 70-0-104 § 5 (part), 1970; prior code § 25-20(b)).

23.12.090 Modified standards. For initial construction, including move-on houses, on any existing, legally subdivided lot which is less than the required lot size as set forth in Section 22.16.020 and where the owner(s) own no adjoining land, the following minimum standards may be applied, if approved by the planning commission:

(1) Dwelling Unit Size. Minimum allowable floor area of one thousand (1,000) square feet.

(2) Front Entrance Garage. Minimum distance to front entrance garage of twenty (20) feet from ultimate right-of-way.

(3) Rear Yard. Minimum setback of ten (10) feet from property line.

(4) Side Yard. Minimum setback of ten (10) percent of the width of the parcel, but in no case less than three (3) feet. On corner lots, the setback from the ultimate right-of-way to any structure shall be twelve (12) feet. (Ord. 79-0-131, 1980; Ord. 74-0-107 § 3, 1974; Ord. 70-0-104 § 5 (part), 1970; prior code § 25-21.1).

23.12.100 Off-street parking. The provisions of Chapter 23.78 shall apply in determining the amount of parking space that must be provided for each use. (Prior code § 25-21).

23.12.105 Signs. The provisions of Chapter 23.90 shall apply to signs in the "R-1" district. (Ord. 72-0-109 § 7, 1972; prior code § 25-21.1).

23.12.110 Optional design and improvement standards. When a development has been approved by the planning commission, and affirmed by the city council, under optional design and improvement standards of Title 22, then such approved building sites, coverage and yards under such plan shall be considered as the requirement of this title. (Prior code § 25-22).

23.12.120 Development review. (a) All new single-family residences, including garages, shall be reviewed by the planning commission to determine acceptability of exterior building materials and architectural features.

(b) All uses permitted subject to obtaining a use permit shall be subject to site development approval, which is set forth in Chapter 23.75. (Ord. 72-0-103 § 1, 1972; prior code § 25-22.1).

"R-2"—DUPLEX RESIDENTIAL DISTRICT

Chapter 23.15

"R-2" – DUPLEX RESIDENTIAL DISTRICT

Sections:

23.15.010	Purpose.
23.15.020	Permitted uses.
23.15.030	Uses permitted subject to obtaining a use permit.
23.15.040	Height.
23.15.050	Building site area — Lot width.
23.15.060	Lot coverage.
23.15.070	Front yard.
23.15.080	Side yard.
23.15.090	Rear yard.
23.15.100	Off-street parking.
23.15.105	Signs.
23.15.110	Optional design and improvement standards.
23.15.120	Development review.

23.15.010 Purpose. The purpose of the "R-2" district is to stabilize and maintain the residential character of the district and permit a suitable environment for family living on a smaller scale by permitting a higher density, with two (2) or three (3) families to the lot, while maintaining individual privacy, open space and other facilities necessary for good family living. (Prior code § 25-23).

23.15.020 Permitted uses. Uses permitted in the "R-2" district shall be as follows:
Single-family dwellings, duplexes or two (2) single-family dwellings;
Small family day care homes;
Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot;
Accessory uses, normally incidental to single family residential use. This is not to be construed as permitting any commercial uses. (Ord. 84-0-116 § 2 (part), 1984; Ord. 72-0-109 § 8, 1972; prior code § 25-24).

23.15.030 Uses permitted subject to obtaining a use permit. Uses permitted subject to obtaining a use permit in the "R-2" district shall be as follows:
Triplex, single structure;
Churches, schools, parks, playgrounds, public utility and public and quasi-public buildings and uses;
Crop and tree farming;
Large family day care home per Section 23.81.160;
Day nursery;
Accessory buildings used as guest rooms, providing no cooking facility is installed or maintained;
Public or private parking lots for automobiles, when adjacent to any "C" or "M" district, and when properly landscaped to the approval of the planning commission. (Ord. 84-0-116 § 2 (part), 1984; prior code § 25-25).

23.15.040 Height. Maximum allowable height limit in the "R-2" district shall be thirty-five (35) feet. (Prior code § 25-26).

23.15.050 Building site area — Lot width. Minimum building site required and minimum lot width required in the "R-2" district shall be as follows:
Corner lot, eight thousand (8,000) square feet;

"R-2" - DUPLEX RESIDENTIAL DISTRICT

Interior lot, seven thousand (7,000) square feet;

Lot width, corner lot, seventy-five (75) feet; interior lot, seventy (70) feet;

Churches, three (3) acres.

The city council upon receipt of a report from the planning commission may, by a majority vote of its total members, approve subdivisions with less than the minimum lot width and depths on irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts, particularly triangular shaped corner lots, trapezoidal lots, and lots with more than four (4) lot lines; provided however that in no case shall the minimum frontage be less than forty (40) feet at the property line. (Ord. 454 §§ 11, 13, 1967; prior code § 25-27).

23.15.060 Lot coverage. Maximum allowable lot coverage by buildings or structures subject to all other regulations herein in the "R-2" district shall be fifty (50) percent. (Prior code § 25-28).

23.15.070 Front yard. Minimum front yard in the "R-2" district shall be twenty (20) feet, unless bordering on a major, primary, or secondary street, then as set out in Section 23.81.130, or unless optional design standards have been used as set out in Section 23.15.110; but twenty-five (25) feet to the garage door in all cases where a front entrance garage is used, except that twenty (20) feet shall be permitted where a roll-up garage door is provided. (Ord. 85-0-123 (part), 1985; prior code § 25-29 (part)).

23.15.080 Side yard. Minimum side yard in the "R-2" district shall be as follows:

Interior lot line, five (5) feet, either side, for all uses.

Corner lot line, ten (10) feet, unless bordering on a major, primary or secondary street, then as set out in Section 23.81.130 or unless optional design standards have been used as set out in Section 23.15.110. (Prior code § 25-29 (part)).

23.15.090 Rear yard. Minimum rear yard in the "R-2" district shall be ten (10) feet, unless bordering on a major, primary or secondary street, then as set out in Section 23.81.130 or unless optional design standards have been used as set out in Section 23.15.110. (Prior code § 25-29 (part)).

23.15.100 Off-street parking. The provisions of Chapter 23.78 shall apply in determining the amount of parking space that must be provided for each use. (Prior code § 25-30).

23.15.105 Signs. The provisions of Chapter 23.90 shall apply to signs in the "R-2" district. (Ord. 72-0-109 § 9, 1972; prior code § 25-30.1).

23.15.110 Optional design and improvement standards. When a development has been approved by the planning commission and affirmed by the city council, under the optional design and improvement standards of Title 22, then such building sites, coverage and yards under such plan shall be considered as the requirements of this title. (Prior code § 25-31).

23.15.120 Development review. (a) All new single-family residences and duplexes, including garages shall be reviewed by the planning commission to determine the acceptability of exterior building materials and architectural features.

(b) All uses permitted subject to obtaining a use permit shall be subject to site development approval, which is set forth in Chapter 23.75. (Ord. 72-0-103 § 2, 1972; prior code § 25-31.1).

Chapter 23.18

"R-G" -- GARDEN APARTMENT DISTRICT²

Sections:

- 23.18.010 Purpose.
- 23.18.020 Permitted uses.
- 23.18.030 Uses permitted subject to obtaining a use permit.
- 23.18.040 Height.
- 23.18.050 Building site area -- Lot width.
- 23.18.060 Lot coverage.
- 23.18.070 Front yard.
- 23.18.080 Side yard.
- 23.18.090 Rear yard.
- 23.18.100 Distance between buildings.
- 23.18.110 Off-street parking.
- 23.18.120 Signs.
- 23.18.130 Development standards and approval of plans.

23.18.010 **Purpose.** The purpose of the "R-G" district is to stabilize and maintain the residential character of the district for low density apartment living with substantial space for cooperatively used facilities and open spaces. The maximum density allowed in this district is fifteen (15) dwelling units per acre. (Ord. 71-0-100 § 1 (part), 1971; prior code § 25-32).

23.18.020 **Permitted uses.** Uses permitted in the "R-G" district shall be as follows:

Multiple-family uses;

Apartments;

Duplexes;

Triplexes;

Group dwellings;

Small family day care home in a single-family dwelling;

Public uses, including public parks and playgrounds. (Ord. 84-0-116 § 2 (part), 1984; Ord. 71-0-100 § 1 (part), 1971; prior code § 25-33).

23.18.030 **Uses permitted subject to obtaining a use permit.** Uses permitted subject to obtaining a use permit in the "R-G" district shall be as follows:

Single-family dwellings, when they meet all requirements set out in the "R-1" district;

Private academic schools teaching accredited subjects;

Churches, public utility uses not including corporation or equipment yards;

Large family day care home per Section 23.81.160;

Day nursery. (Ord. 84-0-116 § 2 (part), 1984; Ord. 72-0-102 § 10, 1972; Ord. 71-0-100 § 1 (part), 1971; prior code § 25-34).

Section 23.18.040 -- Height: Maximum allowable height in the "R-G" district shall be thirty-five (35) feet, except when located adjacent to properties zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however, a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height.

"R-G" –GARDEN APARTMENT DISTRICT

23.18.050 Building site area – Lot width. Minimum building site and lot width in the "R-G" district shall be as follows:

Corner lot, nine thousand (9,000) square feet;

Interior lot, eight thousand (8,000) square feet;

Lot width, corner lot, ninety (90) feet; interior eighty (80) feet; .

Minimum lot area, forty thousand (40,000) square feet net for private schools and churches.

The city council upon receipt of a report from the planning commission may, by a majority vote of its total members, approve subdivisions with less than the minimum lot widths and depths

on irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts, particularly triangularly shaped and oddly located lots, such as those resulting from curved or angular street layouts, particularly triangular shaped corner lots, trapezoidal lots, and lots with more than four (4) lot lines; provided however that in no case shall the minimum frontage be less than fifty (50) feet at the property line. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-36).

23.18.060 Lot coverage. Maximum allowable lot coverage in the "R-G" district shall be as follows: Not more than sixty (60) percent of the total lot area shall be devoted to main and accessory building area, parking area, driveways and covered patios. The remaining forty (40) percent of the total lot area shall be devoted to landscaping, lawn, outdoor recreation facilities incidental to residential development, such as swimming pools, tennis courts, putting greens and uncovered patios; walkways and fences. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-37).

23.18.070 Front yard. Minimum front yard in the "R-G" district shall be twenty (20) feet, unless bordering on a major, primary or secondary street, then as set out in Section 23.81.130. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-38 (part)).

23.18.080 Side yard. Minimum side yard in the "R-G" district shall be as follows:

- (1) Street side of corner lot, twenty (20) feet;
- (2) Interior side lot line:
 - (A) Buildings containing living units and accessory structures not specified in (B) below, ten (10) feet,
 - (B) Garages and carports, none (0), unless required by the planning commission or city council under the provision of Chapter 23.75. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-38 (part)).

23.18.090 Rear yard. Minimum rear yard in the "R-G" district shall be as follows:

- (1) Buildings containing dwelling units and accessory buildings not specified in (2), ten (10) feet;
- (2) Garages and carports, none (0), unless required by the planning commission or city council under the provision of Chapter 23.75;
- (3) If rear lot line abuts a secondary, primary or major street, then as set forth in Section 23.81.130, for all buildings. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-38 (part)).

23.18.100 Distance between buildings. Minimum distance between buildings in the "R-G" district shall be as follows:

- (1) Between building containing units, twenty (20) feet;
- (2) Between a building containing dwelling units and an accessory building:
 - (A) When the primary entrance to the dwelling units occurs on the side of the building facing the accessory building, twenty (20) feet,
 - (B) Other cases, ten (10) feet. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-39).

23.18.110 Off-street parking. The applicable provisions of Chapter 23.78 shall apply. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-40).

23.18.120 Signs. The provisions of Chapter 23.90 shall apply to signs in the "R-G" district. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-41).

23.18.130 Development standards and approval of plans. Any development in this district shall comply with all of the provisions of Chapter 23.75 and shall further comply with all other applicable requirements of the Placentia Municipal Code. (Ord. 71-0-100 § 1 (part), 1971: prior code § 25-42).

"R-3"—MEDIUM HIGH DENSITY MULTIPLE FAMILY DISTRICT

Chapter 23.21

"R-3" — MEDIUM HIGH DENSITY MULTIPLE-FAMILY DISTRICT

Sections:

23.21.010	Purpose.
23.21.020	Permitted uses.
23.21.030	Uses permitted subject to obtaining a use permit.
23.21.040	Height.
23.21.050	Building site area—Lot width.
23.21.060	Lot coverage.
23.21.070	Front yard.
23.21.080	Side yard.
23.21.090	Rear yard.
23.21.100	Distance between buildings.
23.21.110	Off-street parking.
23.21.115	Signs.
23.21.120	Open area required.
23.21.130	Development standards and approval of plans.

23.21.010 Purpose. The purpose of the "R-3" district is to stabilize and maintain the residential character of the district for medium high density apartment living with substantial space for cooperatively used facilities and open spaces. The maximum allowable density of this district shall be twenty-five (25) dwelling units per acre. (Ord. 85-0-105 (part), 1985: Ord. 72-0-119 § 1, 1972: prior code § 25-42).

23.21.020 Permitted uses. Uses permitted in the "R-3" district shall be as follows:
Multifamily uses;
Apartments;
Duplexes;
Triplexes;
Group dwellings;
Public schools when the site has been acted on by the planning commission;
Public uses, including public parks and playgrounds;
Small family day care home in a single-family dwelling. (Ord. 84-0-116 § 2 (part), 1984: Ord. 72-0-109 § 11, 1972: prior code § 25-43).

23.21.030 Uses permitted subject to obtaining a use permit. Uses permitted subject to obtaining a use permit in the "R-3" district shall be as follows:
Single-family dwellings, when they meet all requirements set out in the "R-1" district;
Private academic schools teaching accredited subjects;
Churches, public utility uses not including corporation or equipment yards, private nonprofit recreation facilities;
Large family day care home per Section 23.81.160;
Day nursery. (Ord. 84-0-116 § 2 (part), 1984: Ord. 72-0-109 § 12, 1972: prior code § 25-44).

Section 23.21.040 - Height: Maximum allowable height in the "R-3" district shall be thirty-five (35) feet except when located adjacent to properties zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however, a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height.

"R-3"—MEDIUM HIGH DENSITY MULTIPLE FAMILY DISTRICT

23.21.050 Building site area — Lot width. Minimum building site area and lot width in the "R-3" district shall be as follows:

Corner lot: Nine thousand (9,000) square feet in area and ninety (90) feet in width;

Interior lot: Eight thousand (8,000) square feet in area and eighty (80) feet in width;

School, churches and recreational uses: Forty thousand (40,000) square feet in area.

The city council, upon receipt of a report from the planning commission may approve subdivisions with less than the minimum lot widths on irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts; particularly triangular shaped corner lots, trapezoidal lots, and lots with more than four (4) lot lines; provided, however, that in no case shall the minimum frontage be less than fifty (50) feet. (Ord. 85-0-105 (part), 1985: Ord. 72-0-109 § 13, 1972: Ord. 454 §§ 1, 4, 1967; prior code § 25-46).

23.21.060 Lot coverage. Maximum allowable lot coverage in the "R-3" district shall be as follows:

Not more than sixty (60) percent of the total area shall be devoted to main and accessory building area, parking area, driveways, covered patios (not including lattice patio covers) and oil well enclosures. The remaining forty (40) percent of the total lot area shall be devoted to landscaping, lawn, outdoor recreation facilities incidental to residential development, such as swimming pools, tennis courts, putting greens and patios; walkways and fences. (Ord. 85-0-105 (part), 1985: prior code § 25-47).

23.21.070 Front yard. Minimum front yard in the "R-3" district shall be fifteen (15) feet, fully landscaped, with no encroachment except for driveways, unless bordering on a major, primary, or secondary street, then as set out in Section 23.81.130. (Ord. 85-0-105 (part), 1985: prior code § 25-48 (part)).

23.21.080 Side yard. Minimum side yard in the "R-3" district shall be as follows:

(1) Street side of a corner lot, ten (10) feet, unless bordering on a major, primary, or secondary street, then as set out in Section 23.81.130.

(2) Interior lot line:

(A) Buildings containing living units and accessory structures not specified in subdivision (B) of this subsection, five (5) feet;

(B) Garages and carports, zero (0) setback may be approved where the zero setback does not abut property zoned "R-1", or developed to "R-1" standards, when the planning commission finds that an improved community will result, in compliance with the purposes of this zone. (Ord. 85-0-105 (part), 1985: prior code § 25-48 (part)).

23.21.090 Rear yard. Minimum rear yard in the "R-3" district shall be as follows:

(1) Street frontage, fifteen (15) feet unless bordering a major primary, or secondary street, then as set out in Section 21.81.130.

(2) Interior lot line:

(A) Buildings containing living units and accessory structures not specified in subdivision (B) of this subsection, ten (10) feet;

(B) Garages and carports, zero (0) setback may be approved where the zero setback does not abut property zoned "R-1", or developed to "R-1" standards, when the planning commission finds that an improved community will result, in compliance with the purposes of this zone. (Ord. 85-0-105 (part), 1985: prior code § 25-48 (part)).

23.21.100 Distance between buildings. Minimum distance between buildings in the "R-3" district shall be as follows:

(1) Side yard, providing access to a single row dwelling group, twelve (12) feet;

(2) Inner court, providing access to double row dwelling group, twenty (20) feet;

(3) Between all other buildings, ten (10) feet. (Ord. 85-0-105 (part), 1985: prior code § 25-49).

"R-3"—MEDIUM HIGH DENSITY MULTIPLE FAMILY DISTRICT

23.21.110 Off-street parking. The provisions of Chapter 23.78 shall apply in determining the amount of parking space that must be provided for each use. (Prior code § 25-50).

23.21.115 Signs. The provisions of Chapter 23.90 shall apply to signs in the "R-3" district. (Ord. 72-0-109 § 14, 1972: prior code § 25-50.1).

23.21.120 Open area required. (a) Not less than two hundred (200) square feet of open area per family unit shall be provided on-site. The required open area shall include landscaped areas, walkways, recreation areas, and private patios and balconies which exceed fifty (50) square feet, but shall not include structures, driveways, or parking areas.

(b) Shared outdoor recreational facilities such as swimming pools, spas, putting greens, volleyball and hard surface courts, barbeques and common patio areas, permanent children's play equipment, or similar facilities shall be provided each multifamily development in the "R-3" district. (Ord.85-0-105 (part), 1985: prior code § 25-51).

23.21.130 Development standards and approval of plans. Any development in this district shall comply with all of the provisions of Chapter 23.75 and shall further comply with all other applicable requirements of the Placentia Municipal Code. (Ord. 85-0-105 (part), 1985: prior code § 25-52)

“RPC” – RESIDENTIAL PLANNED COMMUNITY DISTRICT

Chapter 23.25

“RPC” – RESIDENTIAL PLANNED COMMUNITY DISTRICT

Sections:

23.25.010	Purpose.
23.25.020	Uses permitted.
23.25.030	Uses permitted subject to obtaining a use permit.
23.25.040	Development plan.
23.25.050	Minimum land area for development plan.
23.25.060	Development standards.
23.25.070	Amendment to an approved development plan.
23.25.080	Minimum information to be included with development plan.

23.25.010 Purpose. To stabilize and maintain the residential character of the district; to provide a district in which a variety of housing types and unit densities and related commercial uses may be developed through the use of a development plan as described in this chapter; to maximize open space; to provide, through the use of a development plan, an improvement to the integration of the neighborhood environment beyond that which would otherwise be created by normal zoning practices. (Ord. 73-0-116 § 4 (part), 1973).

23.25.020 Uses permitted. Uses permitted in the “RPC” district shall be as follows:

- (1) Small family day care home;
- (2) Public schools, parks, playgrounds; and
- (3) Single family dwellings developed to the standards of Chapter 23.12. (Ord. 84-0-116 § 2 (part), 1984; Ord. 73-0-116 § 4 (part), 1973).

23.25.030 Uses permitted subject to obtaining a use permit. Uses permitted subject to an approved development plan as provided in this chapter and to obtaining a use permit in the “RPC” district shall be as follows:

- (1) Large family day care home per Section 23.81.160;
- (2) Day nursery;
- (3) Churches, private schools, public utility and quasi-public buildings and uses;
- (4) Commercial office uses developed to the standards of Chapter 23.30, and neighborhood commercial uses developed to the standards of Chapter 23.33, if the planning commission determined said uses to be compatible with and integrated into the overall development plan;
- (5) Multiple family dwellings, subject to the provisions of an approved development plan as described in this chapter;
- (6) Commercial-residential uses including country clubs, tennis clubs, swimming clubs and similar recreational uses determined by the planning commission to be of a similar or compatible nature but not including public parks, school, parkway vistas or open space which is required by any zoning district for a use area; and
- (7) Other uses determined by the planning commission to be of a similar or compatible nature. (Ord. 84-0-116 § 2 (part), 1984; Ord. 73-0-116 § 4 (part), 1973).

23.25.040 Development plan. (a) An application for a development plan shall be submitted for approval by the planning commission and processed as a development plan use permit pursuant to Chapter 23.87.

(b) The planning commission shall recommend the approval, conditional approval or disapproval of the application to the city council.

(c) City council shall approve all applications.

(d) Any application for a use permit under the provisions of this chapter shall be accompanied by the current fee as listed in Chapter 5.16. (Ord. 80-0-105 § 1, 1980; Ord. 73-0-116 § 4 (part), 1973).

"RPC"--RESIDENTIAL PLANNED COMMUNITY DISTRICT

23.25.050 Minimum land area for development plan. (a) The minimum land area encompassed by a development plan shall be 150 acres.

(b) A development plan shall be disapproved by the planning commission if more than twenty percent (20%) of the minimum land area has been developed into residential or commercial uses prior to submittal or approval of the development plan.

(c) The planning commission may, with the concurrence of the owner/developer, increase or decrease the 150 acres minimum land area, if it deems such change necessary to fulfill the purpose and intent of this chapter. (Ord. 73-0-116 § 4 (part), 1973).

23.25.060 Development standards. (a) The maximum mean unit density for the land area encompassed by the development plan shall be seven point one (7.1) units per net acres.

(b) A minimum of fifty-seven percent (57%) of the land area encompassed by the development plan shall be developed with single family residences in accordance with the standards of the "R-1" district and/or approved open space but not including city parks, schools, parkway vista or open space required by other zoning districts for any use area.

(c) The maximum density for any area of the land shall be twenty-five (25) units per acre.

(d) Each identifiable use (that is the single family, multiple dwelling or commercial use area) shall be developed to the standards of the applicable use district which shall be indicated on the development plan, except as provided in subsection (e).

(e) For any use area the planning commission may, by a majority vote of its membership, modify the standards of the zoning district applicable to a use area. Planning commission may modify those standards only if the commission finds that either the purpose and intent of the standards are fulfilled elsewhere within the development plan land area or a substantial improvement to a neighborhood environment will result from the modification.

(f) To integrate the juncture of any two (2) different use areas, provisions shall be made for open space or other uninhabited environmental and recreational areas which would not normally be provided by use of normal zoning practices. The junctures of differing use areas shall be designed to integrate both the adjoining areas and the total area of the development plan. (Ord. 85-0-131, 1985; Ord. 73-0-116 § 4 (part), 1973).

23.25.070 Amendment to an approved development plan. An approved development plan may be modified by amendment. An amendment to an approved development plan shall be submitted to the planning commission as a new use permit application. The planning commission shall recommend the approval, conditional approval or disapproval of the amendment to city council. City council shall approve all amendment. (Ord. 80-0-105 § 2, 1980; Ord. 73-0-116 § 4 (part), 1973).

23.25.080 Minimum information to be included with development plan. Minimum information shall be as follows:

(1) Statement of use areas, including:

(A) Total acreage covered by development plan;

(B) Maximum number of dwelling units proposed;

(C) Maximum proposed mean density of dwelling units for the total area of the development plan;

(D) Maximum proposed commercial use and acreage.

(2) Indication of use area. A use area shall be defined as a parcel or area of land that is to be developed to a specific use; that is a single family, multiple dwelling, commercial office or neighborhood commercial. Minimum information contained by the development plan shall be:

(A) Location and description of separate use areas;

(B) Acreage of each use area;

(C) Maximum number of residential units to be developed in each residential use area;

(D) Statement of the residential or commercial district standards to which each use area is to be developed. District standards shall be those of the "R-1," "R-2," "RG," "R-3," "PUD," "C-O" or "C-1" districts.

"RPC"--RESIDENTIAL PLANNED COMMUNITY DISTRICT

(3) Indication of the amenities and improvements such as open space and recreational areas in the neighborhood environment provided by use of the residential planned community concept and development plan that would not otherwise be provided by use of normal zoning practices. The development plan shall indicate the location of amenities and improvements.

(4) Statement of anticipated development phasing. The development plan shall indicate the chronological order in which individual use areas are estimated to develop.

(5) Other information deemed necessary by the director of community development or the planning commission to facilitate implementation of the purpose and provisions of this chapter. (Ord. 73-0-116 § 4 (part), 1973).

Chapter 23.27

"T-C" – TOWN CENTER DISTRICT

Sections:

23.27.010	Purpose.
23.27.020	Intent.
23.27.030	Permitted uses.
23.27.040	Uses permitted subject to obtaining a use permit.
23.27.050	Uses permitted subject to city council approval.
23.27.060	Prohibited uses.
23.27.070	Application for zone change.
23.27.080	Development plan.
23.27.090	Town center site development standards.
23.27.100	Off-street parking.
23.27.110	Signing.
23.27.120	Lighting.
23.27.130	Loading.
23.27.140	Trash and storage area.
23.27.150	Enclosed uses.
23.27.160	Screening.
23.27.170	Landscaping.

23.27.010 Purpose. The "T-C" district is established to provide an area for commercial uses, to offer a selective range of goods and services, including comparison shopping, major financial and administrative centers, governmental offices, and entertainment, cultural and recreational uses. To provide for the classification and development of parcels of land as coordinated, comprehensive projects in order to take advantage of superior environment which will result from large scale community planning. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-255).

23.27.020 Intent. The "T-C" district is intended to provide an architecturally integrated and designed town center situated in a location to serve the community. The regulations of this district are intended to allow a diversity of uses, relationship of buildings and open space in planned building groups while insuring substantial compliance with the spirit, intent and provisions of this code. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-256).

23.27.030 Permitted uses. All uses within this district shall be subject to the planning commission's review under the use permit procedure. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-257).

23.27.040 Uses permitted subject to obtaining a use permit. Uses permitted subject to a use permit in the "T-C" district shall be as follows:

Alcoholic beverages (on-premises consumption, but only in connection with a bona fide restaurant);

- Antique shop;
- Appliance store;
- Art studio/gallery;
- Bakery (retail);
- Bank;
- Barber shop;
- Beauty shop;
- Book store;
- Branch post office;

Clothing and shoe store;
Department store;
Furniture store;
Governmental offices and agencies;
Grocery store/market;
Hardware store;
Liquor store (off-premises consumption);
Pharmacy;
Photo studio/gallery;
Professional and business offices, i.e.: Attorney, Certified public accountant, Insurance;
Restaurant;
Savings and loan office;
Stock brokerage office;
Theater;
Utility payments office,

and any other uses that are established by the planning commission as similar in nature as well as uses secondary to the primary use. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-258).

23.27.050 Uses permitted subject to city council approval. Service stations may be permitted subject to following the use permit procedure and subject to planning commission and city council approval. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-259).

23.27.060 Prohibited uses. Prohibited uses in the "T-C" district shall be as follows:

Animal clinics;
Appliance repair;
Auto repair; fender or paint shop; wrecking or junk; salvage plants; or sales agencies;
Beer bars/taverns;
Beverage bottling plants;
Bicycle shops;
Boat and trailer sales;
Building materials sales and storage;
Cabinet shops;
Child care and day nurseries;
Cold storage and frozen food lockers;
Ice production plants;
Outdoor advertising structures and signs;
Outdoor sales;
Plumbing shops;
Printing shops;
Rental equipment agencies;
Residential uses, including hotels and motels;
Shoe repair;
Secondhand stores;
Television repair;
Tire retreading plants;
Welding shops;
Wholesaling and wholesale activities,

and any other uses that are established by the planning commission as similar in nature. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-260).

23.27.070 Application for zone change. Upon application for a change of zone to the "T-C" district, the applicant must provide a "development plan" for the proposed district outlining:

(1) The architectural theme;

"T-C"--TOWN CENTER DISTRICT

- (2) The proposed use of lots within the subject property;
- (3) The type, character, and height of building or structure within that district;
- (4) The general location of major traffic thoroughfares;
- (5) The development plan shall be accompanied by the economic justification for all commercial facilities to be located with the subject property;
- (6) Minimum acceptable development site shall be thirty (30) acres, except for governmental offices and agencies, which may be less acreage per development site; however, actual development may take place in lesser increments of not less than thirty-three and one-third (33-1/3) percent;
- (7) The application for change of zone and the development plan shall be submitted a minimum of six (6) weeks prior to public hearing. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-261).

23.27.080 Development plan. The development plan and all standards of development, after approval and adoption as provided herein, shall be recorded in the office of the county recorder and all development within this district shall substantially comply therewith unless said development plan is amended by ordinance. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-262).

Section 23.27.090 - Town center site development standards: The applicant will be encouraged to use imaginative and stimulating architectural design in all areas under this chapter, with special consideration to the separation of vehicular and pedestrian right-of-way; pedestrian comfort and rest stations; low intensity lighting; generous landscaping; low profile buildings (thirty-five (35) feet maximum height, except when located adjacent to property zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height; architecturally designed fountains, benches, trash receptacles, etc.; architecturally integrated sign program; decorative paved walkways; and a basic design and theme will be encouraged to reflect early California history and the heritage of Placentia.

23.27.100 Off-street parking. The provisions of Chapter 23.78 shall apply in determining the amount of parking space that must be provided for each use. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-264).

23.27.110 Signing. The provisions of Section 23.90.240 shall apply in determining the signing for the subject property. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-265).

23.27.120 Lighting. All lighting, exterior and interior, shall be designed and located so as to confine direct rays to the premises. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-266).

23.27.130 Loading. All loading and unloading operations shall be performed on the site, and loading platforms and areas shall be screened by a landscape or architectural feature. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-267).

23.27.140 Trash and storage area. All storage of cartons, containers, and trash shall be shielded from view within a building or within an area enclosed by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential use. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-268).

23.27.150 Enclosed uses. Except as provided herein, uses permitted in this district, and equipment, goods and merchandise, shall be contained entirely within a completely enclosed structure, except for loading areas. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-269).

23.27.160 Screening. An opaque screen shall be installed and maintained along all district boundaries, other than streets, where the premises abut areas zoned for residential uses. Except as otherwise provided, it shall have a total height of not less than six (6) feet nor more than seven (7) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation. A screen shall consist of one (1), or any combination, of the following types:

- (1) Walls. A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material a minimum of six (6) inches thick;
- (2) Berms. A berm shall be not more than twenty (20) feet in width at the base. It shall be constructed of earthen material and it shall be landscaped;
- (3) Planting. Plant materials, when used as a screen, shall consist of compact evergreen plants. They shall be of a kind, or used in such a manner, so as to provide screening, having a minimum width of two (2) feet, within eighteen (18) months after initial installation. Except as provided in subsection (4) below, plant materials shall not be limited to a maximum height;
- (4) Intersections. Screening along all streets and boundaries, if provided, shall have a height of not more than three (3) feet within twenty (20) feet of the point of intersection of:
 - (A) A vehicular trafficway or driveway and a street,
 - (B) A vehicular trafficway or driveway and a sidewalk,
 - (C) Two (2) or more vehicular trafficways, driveways or streets;
- (5) If planting materials have not formed an opaque screen within eighteen (18) months after installation, the director of planning shall require that either:
 - (A) Walls, or
 - (B) Berms be installed. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-270).

23.27.170 Landscaping. Landscaping consisting of trees, shrubs, vines, ground cover or any combination thereof, shall be installed and maintained subject to the following standards:

- (1) Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting streets except for the area required for street openings and the area within fifteen (15) feet on either side of street openings;
- (2) Internal landscaping equal to at least five (5) percent of the net area of the parcel, is required, and a minimum of twenty-five (25) percent of such internal landscaping shall be located in the area devoted to parking;
- (3) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area;
- (4) Intersections. Landscaping along all streets and boundaries shall be limited to a height of not more than three (3) feet within twenty (20) feet of the point of intersection of:
 - (A) A vehicular trafficway or driveway and a street,
 - (B) A vehicular trafficway or driveway and a sidewalk,
 - (C) Two (2) or more vehicular trafficways, driveways, or streets;
- (5) Watering. Permanent watering facilities shall be provided for all landscaped areas;
- (6) Parking lot signing shall be subject to site development approval;
- (7) Maintenance. Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings. (Ord. 69-0-113 § 1 (part), 1969: prior code § 25-271).

Chapter 23.28

"P-V" - COMBINING PARKWAY VISTA DISTRICT

Sections:

23.28.010	Purpose - Intent.
23.28.020	Permitted uses.
23.28.030	Prohibited uses.
23.28.040	Development standards.
23.28.050	Development plan review.
23.28.060	Setback area and open space requirements.

23.28.010 Purpose - Intent. The purpose of the "P-V" district is to create landscaped thoroughfares with common setback requirements for all districts that abut designated thoroughfares. The intent of said district is to beautify and integrate the street scene. (Ord. 72-0-101 § 2 (part), 1972; prior code § 25-272).

23.28.020 Permitted uses. Uses permitted in the "P-V" district shall be as follows:
Sidewalks and walkways;
Landscaping;
Public and private lighting;
Public utilities;
Public street and information signs;
Driveways. (Ord. 72-0-101 § 2 (part), 1972; prior code § 25-273)

23.28.030 Prohibited uses. Uses prohibited in the "P-V" district shall include, but shall not be limited to, the following:
Vehicular parking;
Aboveground utility appurtenances, excluding light standards and fire hydrants;
Buildings and structures. (Ord. 72-0-101 § 2 (part), 1972; prior code § 25-274).

23.28.040 Development standards. (a) Width. The width of the parkway vista shall be thirty-five (35) feet, measured from the back of curb. This width may be reduced where the planning commission finds that special circumstances exist and the intent of this chapter can be fulfilled by abutting open spaces. All improvements within thirty-five (35) feet of the curb shall be subject to approval of the planning commission whether the parkway vista is full width or reduced width.

(b) Landscaping. The parkway vista shall be fully landscaped with the exception of those areas used for sidewalks or walkways. Street trees may be required to be integrated into the landscape design and placed in locations other than those specified in Title 22. Said landscaping shall be maintained by the fee owner of said property, or his agent.

(c) Irrigation System. A permanent underground irrigation system shall be provided to all landscaped areas.

(d) Sidewalks. The design, location and construction of sidewalks shall conform to city standards. A curvilinear design is encouraged and may be required.

(e) Driveways. Driveways shall be to city standards. (Ord. 82-0-112 § 1, 1982; Ord. 72-0-101 § 2 (part), 1972; prior code § 25-275).

23.28.050 Development plan review. All development in the "P-V" district shall be subject to review under "Site Development Approval," as set forth in Chapter 23.75 of the Municipal Code. The planning commission shall determine if the design, including sizes, types and locations of plant materials, is acceptable. In addition, the development plans shall be submitted to the beautification commission for review and said commission shall transmit a written report of recommendations on said plans to the planning commission prior to the site development hearing. (Ord. 72-0-101 § 2 (part), 1972; prior code § 25-276).

23.28.060 Setback area and open space requirements. The "P-V" district is a combining district and is designed to work in conjunction with the base zone with which it is combined. Therefore, that portion of the parkway vista which is not dedicated public right-of-way may be used to satisfy setback, minimum area, and open space requirements of the base zone. However, within the area prescribed by Section 23.28.040(a), the requirements of the "P-V" district take precedence over the requirements of the base zone. (Ord. 72-0-101 § 2 (part), 1972: prior code § 25-277).

Chapter 23.30

"C-O" - COMMERCIAL OFFICE DISTRICT

Sections:

23.30.010	Purpose.
23.30.020	Permitted uses.
23.30.030	Uses permitted subject to obtaining a use permit.
23.30.040	Height.
23.30.050	Building site area - Lot width.
23.30.060	Lot coverage.
23.30.070	Front yard.
23.30.080	Side yard.
23.30.090	Rear yard.
23.30.100	Off-street parking.
23.30.105	Signs.
23.30.110	Development plans.

23.30.010 **Purpose.** The purpose of the "C-O" district is to provide a district for office type uses, yard and open space and architectural requirements similar to those in residential districts, in order that such uses can be located in close proximity thereto. (Prior code § 25-75).

23.30.020 **Permitted uses.** Uses permitted in the "C-O" district shall be as follows:
Medical, dental offices and clinics;
Business, executive and financial offices;
Professional offices;
Private parking lots and garages;
Accessory use or building incidental to allowable use. (Ord. 79-0-119 (part), 1979: Ord. 72-0-109 § 19, 1972; prior code § 25-76).

23.30.030 **Uses permitted subject to obtaining a use permit.** Uses permitted subject to obtaining a use permit in the "C-O" district shall be as follows:

Medical and dental laboratories, but not including manufacturing of products for general sale or distributors;

Schools and studios for arts, crafts, photography, music, and dance:

Restaurants where completely contained within a building (no drive-ins or walk-ups):

Hospitals, including related and/or necessary supporting facilities, such as: pharmacies, medical laboratories, and out-patient clinics, when constructed or included as part of the original development.

Churches; provided, however, that:

(1) In approving the use permit the Planning Commission shall consider a church as a temporary use, approved for a temporary time period of not more than three (3) years duration within any consecutive ten (10) year period;

(2) All activity (other than church office staff shall be prohibited on Monday through Friday prior to 6:00 P.M.

(3) In approving the use permit, the Planning Commission shall also consider the following, in addition to the above requirements and findings required by Chapter 23.87: impacts on adjacent businesses and/or residences; impacts on existing parking; impacts on city services; concentrations of similar uses. Also, where large assemblages of people are involved, the Planning Commission shall consider the ability of the operators to provide services for and control the subject number of persons.

Other uses which the planning commission finds are consistent with these stated uses and which create no more traffic, parking or congestion in the area. (Ord. 84-0-116 § 2 (part), 1984; Ord. 79-0-119 (part), 1979; prior code § 25-77).

Section 23.30.040 - Height: Maximum allowable height in the "C-O" district shall be thirty-five (35) feet, except when located adjacent to properties zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however, a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height.

23.30.050 Building site area - Lot width. Minimum building site and lot width in the "C-O" district shall be five thousand (5,000) square feet; fifty (50) feet in width.

The city council upon receipt of a report from the planning commission may, by a majority vote of its total members, approve subdivisions with less than the minimum lot width and depths on irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts, particularly triangular shaped corner lots, trapezoidal lots, and lots with more than four (4) lot lines; provided however that in no case shall the minimum frontage be less than fifty (50) feet at the property line. (Ord. 454 §§ 1, 6, 1967; prior code § 25-79).

23.30.060 Lot coverage. Maximum allowable lot coverage in the "C-O" district shall be one hundred (100) percent less required parking area and landscaping. (Prior code § 25-80).

23.30.070 Front yard. Minimum front yard in the "C-O" district shall be fifteen (15) feet. On corner lots, there shall be a fifteen (15) foot frontage setback along both street frontages. (Ord. 79-0-119 (part), 1979; prior code § 25-81 (part)).

23.30.080 Side yard. Minimum side yard in the "C-O" district shall be none (0) unless site borders any "R" district, then any side yard shall be a minimum of fifteen (15) feet. (Ord. 79-0-119 (part), 1979; prior code § 25-81 (part)).

23.30.090 Rear yard. Minimum rear yard in the "C-O" district shall be none (0) unless site borders any "R" district, then any rear yard shall be a minimum of fifteen (15) feet. (Ord. 79-0-119 (part), 1979; prior code § 25-81 (part)).

23.30.100 Off-street parking. The provisions of Chapter 23.78 shall apply in determining the amount of parking space that must be provided for each use. (Prior code § 25-82).

23.30.105 Signs. The provisions of Chapter 23.90 shall apply to signs in the "C-O" district. (Ord. 72-0-109 § 20, 1972; prior code § 25-82.1).

23.30.110 Development plans. All architectural plans, plot plans and detailed planting plans shall be submitted to the planning commission as set out in Section 23.75.010. A minimum ten (10) percent of the building site shall be landscaped. (Prior code § 25-83).

Chapter 23.33

"C-1" - NEIGHBORHOOD COMMERCIAL DISTRICT

Sections:

23.33.010	Purpose.
23.33.020	Site criteria.
23.33.030	Permitted uses.
23.33.040	Uses permitted subject to obtaining a use permit.
23.33.050	Height.
23.33.060	Setbacks.
23.33.070	Off-street parking.
23.33.080	Signs.
23.33.090	Development standards.

23.33.010 Purpose. The "C-1" district is intended to provide for general retail and office uses which offer the sale of goods and services to the general public and which, through characteristics of their operation, cater primarily to residents of neighborhood market areas. (Ord. 83-0-117 § 1 (part), 1983: prior code § 25-84).

23.33.020 Site criteria. There shall be no minimum lot size required for a "C-1" parcel. However, in establishing and maintaining locations for the "C-1" zone, consideration shall be given to the following:

- (1) The site has convenient access to surface streets and can support safe and efficient on-site circulation.
- (2) There is sufficient parcel size to ensure adequate buffering and screening where needed to protect residential developments.
- (3) The site is physically suitable for the proposed type and density of development and capable of permitting full compliance with the city's development codes. (Ord. 83-0-117 § 1 (part), 1983: Ord. 82-0-106 § 1, 1982: Ord. 72-0-119 § 21, 1972: prior code § 25-85).

23.33.030 Permitted uses. Permitted uses in the "C-1" zone shall consist of businesses with a floor area of less than twenty thousand (20,000) square feet which are operated in compliance with the purpose of this chapter and are conducted entirely within an enclosed building. Such uses shall include:

- (1) Apparel stores;
- (2) Appliance stores;
- (3) Bicycle shops;
- (4) Drugstores;
- (5) Fast food establishments excluding drive-in/drive-through establishments;
- (6) Food stores, including bakeries, health food establishments, candy stores, vitamin shops;
- (7) General merchandise stores;
- (8) Hardware stores;
- (9) Hobby supply stores;
- (10) Jewelry stores;
- (11) Media shops, including bookstores, newsstands, video tape outlets, etc.;
- (12) Music stores, including sales of instruments, records, tapes, etc.;
- (13) Offices including financial institutions, real estate and insurance firms, medical and dental clinics and travel agencies;
- (14) Personal service establishments, including barbershops, beauty shops, dry cleaning and tailors;
- (15) Restaurants and eating places ;
- (16) Service establishments, including small appliance repair and shoe repair;
- (17) Sporting goods stores;
- (18) Stationery and office supply stores;
- (19) Studios including dance, music and photography;
- (20) Toy shops;
- (21) Variety stores;
- (22) Vehicle parts sales, excluding repair and service;
- (23) Other uses that the planning commission finds by resolution to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this section. (Ord.

"C-1"--NEIGHBORHOOD COMMERCIAL DISTRICT

84-0-123 § 1 (part), 1984: Ord. 83-0-117 § 1 (part), 1983: Ord. 82-0-106 § 2, 1982: Ord. 72-0-109 § 22, 1972; Ord. 454 § 14, 1967; Ord. 451A § 1, 1967; prior code § 25-86).

23.33.040 Uses permitted subject to obtaining a use permit. The city recognizes that certain uses, although consistent with the purpose of the "C-1" zone, have special characteristics which have the potential to adversely affect adjoining businesses and/or property owners. These uses shall therefore be reviewed individually pursuant to the provisions of Chapter 23.87; those uses include the following:

(1) Businesses permitted pursuant to Section 23.33.030, but occupying a floor area greater than twenty thousand (20,000) square feet;

(2) Game arcades; includes any establishment having three (3) or more mechanical or electronic games of chance, skill or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale;

(3) Establishments offering drive-in/drive-through service;

(4) Establishments that sell alcoholic beverages including on-sale and off-sale;

(5) Health clubs; includes, but not limited to, racquetball clubs, swim clubs, tennis clubs and gymnasiums;

(6) Pet shops (completely enclosed);

(7) Service stations;

(8) Veterinary clinics (completely enclosed);

(9) Hospitals, including related and/or necessary supporting facilities, such as: pharmacies, medical laboratories, and out-patient clinics, when constructed or included as part of the original development.

(10) Churches; provided, however, that:

(a) In approving the use permit the Planning Commission shall consider a church as a temporary use, approved for a temporary time period of not more than three (3) years duration within any consecutive ten (10) year period;

(b) All activity (other than church office staff) shall be prohibited on Monday through Friday prior to 6:00 P.M.

(11) Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this section.

In approving the use permit, the Planning Commission shall consider the following in addition to the findings required by Chapter 23.87: operating hours; impacts on adjacent business and/or residences; impacts on existing parking; impacts on city services; concentrations of similar uses. Also, where large assemblages of people are involved, the Planning Commission shall consider the ability of the operators to provide services for and control the subject number of persons.

Section 23.33.050 - Height: Maximum allowable height in the "C-1" district shall be thirty-five (35) feet, except when located adjacent to properties zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however, a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height.

23.33.060 Setbacks. (a) Front yard: A minimum distance of fifteen (15) feet, fully landscaped, and with no encroachment except for driveways.

(b) Side and rear yards: Side and rear yards are required only along a property line adjacent to a residential district or a public right-of-way. The required yard shall then be one foot for each two feet of height except that there shall be a minimum of ten (10) feet adjacent to a residential district and fifteen (15) feet adjacent to a public right-of-way. All of the required yard area shall be landscaped and maintained as a condition of the use. (Ord. 83-0-117 § 1 (part), 1983: prior code § 25-89 (part)).

23.33.070 Off-street parking. The provisions of Chapter 23.78 shall apply in determining the number of parking spaces required for each use. (Ord. 83-0-117 § 1 (part), 1983: prior code § 25-89 (part)).

23.33.080 Signs. The provisions of Chapter 23.90 shall apply to signs in the "C-1" zone. (Ord. 83-0-117 § 1 (part), 1983: prior code § 25-89 (part)).

23.33.090 Development standards. All new construction, alterations and additions to existing buildings or expansion of uses requiring a use permit shall be subject to the provisions of Chapter 23.75 and/or Chapter 23.87. In addition, the following minimum development standards shall apply.

(1) All exterior mechanical and electrical equipment and roof appurtenances shall be screened. The screen shall be designed as an integral part of the building.

(2) The site and facility shall be kept clear of litter, trash and debris. Trash enclosures shall be provided per city standards and suitably maintained.

(3) Parking areas shall remain visibly striped, free from encroachment by other uses and readily accessible.

(4) Landscaping shall be used to enhance the design and appearance of all uses. Landscaping shall be installed in all areas not devoted to buildings, parking, traffic and specific user requirements. All landscaping shall be maintained in good condition for as long as the use continues. (Ord. 83-0-117 § 1 (part), 1983: prior code § 25-90).

Chapter 23.36

"C-2" - COMMUNITY COMMERCIAL DISTRICT*

Sections:

23.36.010	Purpose.
23.36.020	Site criteria.
23.36.030	Permitted uses.
23.36.040	Uses permitted subject to obtaining a use permit.
23.36.050	Office uses.
23.36.060	Height.
23.36.070	Setbacks.
23.36.080	Off-street parking.
23.36.090	Signs.
23.36.100	Development standards.

23.36.010 Purpose. The "C-2" district is intended to provide for businesses which, through characteristics of their operation, including types of goods marketed and/or services offered, cater to residents of the entire city rather than to a neighborhood area. (Ord. 83-0-100 § 1 (part), 1983).

23.36.020 Site criteria. The following criteria shall be considered in establishing and maintaining locations for the "C-2" zone:

- (1) Safe and convenient access to major arterial streets;
- (2) Minimum lot size of 1.5 acres;
- (3) Sufficient parcel width and depth to ensure ease of design and adequate buffering and screening where needed. (Ord. 83-0-100 § 1 (part), 1983).

23.36.030 Permitted uses. Permitted uses in the "C-2" zone shall consist of businesses which are conducted within a completely enclosed building and, in accordance with the purpose of this chapter, offer the sale of goods and services to the general public. Such uses shall include:

- (1) Apparel stores;
- (2) Appliance stores;
- (3) Art galleries;
- (4) Bicycle shops;
- (5) Book stores;
- (6) Camera stores;
- (7) Department stores;
- (8) Drug stores;
- (9) Food stores, including bakeries, health food establishments, candy stores, vitamin shops;
- (10) Furniture and office equipment stores;
- (11) Hardware stores;
- (12) Hobby supply stores;
- (13) Jewelry stores;
- (14) Music stores, including sales of instruments, records, tapes, etc.;
- (15) Offices (subject to the provisions of Section 23.36.050);
- (16) Photography studio;
- (17) Eating places and fast food establishments excluding drive-in/drive-through establishments;
- (18) Sporting goods stores;
- (19) Stationery and office supply stores;
- (20) Toy shops;
- (21) Supermarkets;
- (22) Variety stores;
- (23) Other uses that the planning commission finds by resolution to be in accord with the purpose of this chapter and having characteristics similar to those uses listed above. (Ord. 83-0-100 § 1 (part), 1983).

23.36.040 Uses permitted subject to obtaining a use permit. The city recognizes that certain uses, although consistent with the purpose of the "C-2" zone, have special characteristics which have the potential to adversely affect adjoining businesses and/or property owners. These uses shall therefore be reviewed individually pursuant to the provisions of Chapter 23.87; said uses shall include the following:

- (1) Arcades;
- (2) Establishments offering drive-in/drive-through service;
- (3) Health clubs;
- (4) Home improvement centers;
- (5) Hotels and motels;
- (6) Motor vehicle, motorcycle and recreational vehicle sales;
- (7) Outdoor sales and display;
- (8) Pet shops (completely enclosed);
- (9) Dance and music studios;
- (10) Sale of motor vehicle, motorcycle and recreational vehicle parts and accessories and service incidental to the sale of parts;

(11) Hospitals, including related and/or necessary supporting facilities, such as: pharmacies, medical laboratories, and out-patient clinics, when constructed or included as part of the original development;

(12) Nursing homes, intermediate care facilities and assisted care facilities;

(13) Mortuaries;

(14) Theatres, skating rinks and similar indoor recreation facilities;

(15) Churches; provided, however, that:

(a) In approving the use permit the Planning Commission shall consider a church as a temporary use, approved for a temporary time period of not more than three (3) years duration within any consecutive ten (10) year period;

(b) All activity (other than church office staff) shall be prohibited on Monday through Friday prior to 6:00 P.M.

Other uses that the planning commission finds to be in accord with the purpose of this chapter and having characteristics similar to those listed above.

In approving the use permit, the Planning Commission shall also consider the following, in addition to the above requirements and findings required by Chapter 23.87: impacts on adjacent businesses and/or residences; impacts on existing parking; impacts on city services; concentrations of similar uses. Also, where large assemblages of people are involved, the Planning Commission shall consider the ability of the operators to provide services for and control the subject number of persons.

"C-2" - COMMUNITY COMMERCIAL DISTRICT

23.36.050 Office uses. Office uses shall be permitted in the "C-2" zone only so long as it can be demonstrated that individually or in total they remain incidental and subordinate to the intended retail use of any property and/or structure.

For the purposes of this section, office use shall include, in addition to general office use, the following business types:

- (1) Financial institutions such as banks, savings and loans and investment firms;
- (2) Real estate firms and brokerages;
- (3) Insurance firms and brokerages;
- (4) Clinics including medical and dental;
- (5) Travel agencies. (Ord. 83-0-100 § 1 (part), 1983).

Section 23.36.060 - Height: Maximum allowable height in the "C-2" district shall be thirty-five (35) feet, except where located adjacent to properties zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however, a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height.

23.36.070 Setbacks. (a) Front yard: a minimum distance of fifteen (15) feet, fully landscaped, and with no encroachment except for driveways.

(b) Side and rear yards: side and rear yards are required only along a property line adjacent to a residential district or a public right-of-way. The required yard shall then be one foot for each two feet of height except that there shall be a minimum of ten (10) feet adjacent to a residential district and fifteen (15) feet adjacent to a public right-of-way. All of the required yard area shall be landscaped and maintained as a condition to the use. (Ord. 83-0-100 § 1 (part), 1983).

23.36.080 Off-street parking. The provisions of Chapter 23.78 shall apply in determining the number of parking spaces required for each use. (Ord. 83-0-100 § 1 (part), 1983).

23.36.090 Signs. The provisions of Chapter 23.90 shall apply to signs in the "C-2" zone. (Ord. 83-0-100 § 1 (part), 1983).

23.36.100 Development standards. All new construction and additions to existing buildings or expansion of uses requiring a use permit shall be subject to review by the planning commission pursuant to Chapter 23.75 and/or Chapter 23.87. (Ord. 83-0-100 § 1 (part), 1983).

Chapter 23.37

"SF-C" – SANTA FE-COMMERCIAL DISTRICT

Sections:

23.37.010	Purpose.
23.37.020	Boundaries.
23.37.030	Permitted uses.
23.37.040	Uses permitted subject to obtaining a use permit.
23.37.050	Development standards.
23.37.060	Architectural design guidelines.
23.37.070	Applicability.

23.37.010 Purpose. The "Santa Fe-Commercial" district shall be the mechanism to enhance and promote the economic revitalization of Placentia's original business district. Goals of the district are:

- (1) Promote the use of architectural design consistent with the city's historical and cultural heritage as evidenced in the area's building and improvements.
- (2) Foster civic pride in the area and thereby stabilize and improve property values.
- (3) Encourage new uses and services to locate in the area.
- (4) Prohibit those uses which are not compatible with the historic and commercial character of the district.
- (5) Encourage the concept of "mixed" commercial and residential uses in order to foster a greater sense of community within the district. (Ord. 84-0-101 § 1 (part), 1984).

23.37.020 Boundaries. The "Santa Fe-Commercial" district shall include all those properties shown on Exhibit 1 of the ordinance codified in this chapter. (Ord. 84-0-101 § 1 (part), 1984).

23.37.030 Permitted uses. All uses within the "Santa Fe-Commercial" district shall require a use permit pursuant to Section 23.37.040. (Ord. 84-0-101 § 1 (part), 1984).

23.37.040 Uses permitted subject to obtaining a use permit. Whereas the "Santa Fe-Commercial" district has special characteristics including unique structures, limited parking and close proximity to residential neighborhoods, therefore, all uses shall be individually reviewed pursuant to the provisions of Chapter 23.87 (Use Permits) to determine compatibility with the district and compliance with the goals of this chapter.

Uses which may be approved subject to a use permit are:

- (1) Apparel stores;
- (2) Appliance stores;
- (3) Bicycle shops;
- (4) Drugstores;
- (5) Fast food establishments excluding drive-in/drive-through establishments;
- (6) Food stores, including bakeries, health food establishments, candy stores, vitamin shops;
- (7) General merchandise stores;
- (8) Hardware stores;
- (9) Hobby supply stores;
- (10) Household appliance repair;
- (11) Jewelry stores;
- (12) Laundromats;
- (13) Media shops, including bookstores, newsstands, video tape outlets, etc.;
- (14) Music stores, including sales of instruments, records, tapes, etc.;

(15) Offices including financial institutions, real estate and insurance firms and travel agencies. Medical and dental clinics shall be excluded;

(16) Personal service establishments including barber and beauty shops, dry cleaning and tailors;

(17) Photography studios;

(18) Residential units (second floor only);

(19) Restaurants and eating places;

(20) Sporting goods stores;

(21) Stationery and office supply stores;

(22) Toy shops;

(23) Variety stores;

(24) Vehicle parts sales;

(25) Other uses that the planning commission finds by resolution to be in accord with the purpose of the chapter and having characteristics similar to those uses listed in this section.

The application of this subsection by the planning commission shall be subject to appeal to the city council upon written notice of appeal filed with the city clerk within ten (10) calendar days after the decision of the planning commission.

In approving the use permit, the planning commission shall consider the following in addition to the findings required by Chapter 23.87: compliance with purpose of this chapter; architectural design; impacts on adjacent businesses and/or residences, existing parking, city services; operating hours; concentrations of similar uses. Where there is an assembly of people, the planning commission shall also consider the ability of the operators to provide services for and control the anticipated number of persons. (Ord. 85-0-126 (part), 1985; Ord. 84-0-101 § 1 (part), 1984).

23.37.050 Development standards. (a) Height: The maximum allowable height of any structure in the "Santa Fe-Commercial" district shall be thirty (30) feet.

(b) Setbacks: There shall be no required setbacks except adjacent to an alley, in which case no structure shall be located closer than five (5) feet to the edge of alley right-of-way.

(c) Parking: The provisions of Chapter 23.78 shall apply to parking facilities in the "Santa Fe-Commercial" district. Parking areas shall remain visibly striped, readily accessible and free from encroachment by other uses.

(d) Signs: The provisions of Chapter 23.90 shall apply to signs in the "Santa Fe-Commercial" district.

(e) Trash: Trash enclosures shall be provided per city standards on file in the building department and shall be suitably maintained for as long as the use continues.

(f) Storage: Outdoor storage shall be prohibited in the "Santa Fe-Commercial" district.

(g) All uses shall be conducted within a completely enclosed building.

(h) No overhead doors shall be permitted along street frontages and all street doors shall be for pedestrian access only. (Ord. 85-0-126 (part), 1985; Ord. 84-0-101 § 1 (part), 1984).

23.37.060 Architectural design guidelines. (a) Building Elements.

(1) Facades: Except as otherwise provided in this section, alterations or modifications to the exterior facade of any building shall be only to restore the facade to the architecture reflective of the decades when the area flourished as Placentia's Central Business District. Key elements shall include:

(A) Brick facades with decorative inserts;

(B) Cornices and corbels;

(C) Double-hung windows on the second story;

(D) Display windows with raised sills (minimum 2'6" from floor) along store fronts;

(E) Transoms;

(F) Recessed entries.

(2) Alternative theme design: When the planning commission finds that there are practical difficulties which make it prohibitive to use period design, they may approve as an alternative, early California design reflective of Placentia's cultural heritage. Key elements shall include:

- (A) Heavily textured stucco facades;
- (B) "Massive" wood entry doors;
- (C) Tile and/or rough-sawn wood for trim enhancement;
- (D) Brick-lined arches highlighting windows;
- (E) Earth-tone colors.

(3) Screening: All exterior mechanical and electrical equipment and roof appurtenances shall be screened. The screen shall be designed as an integral part of the structure.

(b) Pedestrian Elements.

(1) Storefronts: Entrances shall be designed and enhanced to not only add identity to the business but be easily identifiable to the public. Rear entrances shall receive the same attention and detail of design as front entrances. Storefronts shall contain large display windows.

(2) Canopies: Canopies are encouraged along zero-setback sidewalks to provide pedestrian protection and also deemphasize the long, unbroken, horizontal facade associated with zero-setback development.

(3) Lighting: Pedestrian areas shall be sufficiently lighted to promote safety and security.

(c) Landscape Elements: Landscaping shall be used to enhance the design and appearance of all structures. Planters and/or planter boxes shall especially be utilized to emphasize entrances. All landscaping shall be maintained in good condition for as long as the use of any structure continues. (Ord. 84-0-101 § 1 (part), 1984).

23.37.070 Applicability. The provisions of this chapter shall apply to all new construction, applications for change of use and/or alterations to existing structures. (Ord. 84-0-101 § 1 (part), 1984).

Chapter 23.39

"C-M" – COMMERCIAL MANUFACTURING DISTRICT*

Sections:

- 23.39.010 Purpose.
- 23.39.020 Permitted uses.
- 23.39.030 Uses subject to obtaining a use permit.
- 23.39.040 Height.
- 23.39.050 Lot area and dimensions.
- 23.39.060 Front yard.
- 23.39.070 Side and rear yard.
- 23.39.080 Off-street parking.
- 23.39.090 Development standards.
- 23.39.100 Outdoor display/storage areas.
- 23.39.110 Signs.

23.39.010 Purpose. The purpose of the "C-M" district is to provide a district for uses which combine commercial and industrial characteristics and for certain commercial uses which require large display or storage areas. (Ord. 83-0-104 (part), 1983).

23.39.020 Permitted uses. Subject to the conditions of this zone only the following uses may be permitted. The entire operation shall be conducted wholly within a completely enclosed building, except as provided in Section 23.39.100:

- (1) Appliance repair;
- (2) Distribution or wholesaling;
- (3) Equipment sales and service;
- (4) Furniture and major appliance sales;
- (5) Glass shops;
- (6) Home furnishing sales;
- (7) Home improvement centers;
- (8) Light manufacturing compatible with other permitted commercial uses;
- (9) Printing, blueprinting and reproduction establishments. (Ord. 84-0-106 § 1, 1984; Ord. 83-0-104 (part), 1983).

23.39.030 Uses subject to obtaining a use permit. Subject to obtaining a use permit, pursuant to Chapter 23.87, the following uses may be permitted:

- (1) Uses similar to those permitted in Section 23.39.020 with special design and operational characteristics which have the potential to adversely affect the health, safety and general welfare of the surrounding neighborhood;
- (2) Animal hospitals (completely within a building, including runs);
- (3) Building material sales;
- (4) Cabinet shops;
- (5) Car washes;
- (6) Eating places and fast food establishments excluding drive-in/drive-through establishments;
- (7) Equipment rental;
- (8) Lumberyards;
- (9) Motor vehicle, motorcycle and recreational vehicle sales;
- (10) Nursery;
- (11) Sale of motor vehicle, motorcycle and recreational vehicle parts and accessories and service incidental to the sale of parts;
- (12) Service stations;
- (13) Tire sales and service;
- (14) Mortuaries

"C-M"--COMMERCIAL MANUFACTURING DISTRICT

(15) Churches; provided, however, that:

(a) In approving the use permit the Planning Commission shall consider a church as a temporary use, approved for a temporary time period of not more than three (3) years duration within any consecutive ten (10) year period;

(b) All activity (other than church office staff) shall be prohibited on Monday through Friday prior to 6:00 P.M.

(16) Any "C-M" use, when the property upon which it is to be located is within one hundred (100) feet of the exterior boundaries of any residentially zoned property or public educational institution;

(17) Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this chapter and having characteristics similar to those listed above.

In approving the use permit the Planning Commission shall consider the following in addition to the findings required by Chapter 23.87: operating hours; impacts on adjacent businesses and/or residences; impacts on existing parking; impacts on city services; concentrations of similar uses. Also, where large assemblages of people are involved, the Planning Commission shall consider the ability of the operators to provide services for and control the subject number of persons.

Section 23.39.040 - Height: Maximum allowable height in the "C-M" district shall be thirty-five (35) feet, except when located adjacent to properties zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however, a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height.

23.39.050 Lot area and dimensions. Minimum lot area and dimensions in the "C-M" district shall be as follows:

- (1) Minimum lot area, twenty thousand (20,000) square feet;
- (2) Minimum lot width, one hundred (100) feet;
- (3) Minimum lot depth, none specified.

The city council, upon receipt of a report from the planning commission, may approve subdivisions with less than the minimum lot width and depth on irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts, particularly triangular-shaped corner lots, trapezoidal lots and lots with more than four (4) lot lines; provided, however, that in no case shall the minimum frontage be less than fifty (50) feet at the property line. (Ord. 83-0-104 (part), 1983).

23.39.060 Front yard. There shall be a required front yard setback of twenty (20) feet, which shall be landscaped and maintained as a condition of the use. (Ord. 83-0-104 (part), 1983).

23.39.070 Side and rear yard. Side and rear yards are required only along the property line adjacent to a residential district or a public right-of-way. The required yard shall be one (1) foot for each two (2) feet of height except that there shall be a minimum of ten (10) feet adjacent to a residential district and twenty (20) feet adjacent to a public right-of-way. All of the required yard area shall be landscaped and maintained as a condition of the use. (Ord. 83-0-104 (part), 1983).

23.39.080 Off-street parking. The provisions of Chapter 23.78 shall apply to parking facilities in the "C-M" district, except that these provisions may be reduced or waived for existing buildings provided there are common facilities available on a block by block basis and determined by a majority of the planning commission to be adequate. (Ord. 83-0-104 (part), 1983).

23.39.090 Development standards. All new construction, alterations and additions to existing building or expansion of uses requiring a use permit shall be subject to the provisions of Chapter 23.75 and/or Chapter 23.87. In addition, the following minimum development standards shall apply:

(1) All exterior mechanical and electrical equipment and roof appurtenances shall be screened. The screen shall be designed as an integral part of the building.

(2) The site and facility shall be kept clear of litter, trash and debris. Trash enclosures shall be provided per city standards and suitably maintained.

(3) Parking areas shall remain visibly striped, free from encroachment by other uses and readily accessible.

(4) Truck loading and maneuvering areas shall be located and maintained on-site and shall not detract from the general design and appearance of the facility.

(5) Landscaping shall be used to enhance the design and appearance of all uses. Landscaping shall be installed in all areas not devoted to buildings, parking, traffic and specific user requirements. All landscaping shall be maintained in good condition for as long as the use continues. (Ord. 83-0-104 (part), 1983).

23.39.100 Outdoor display/storage areas. Outdoor display/storage areas may be permitted subject to the following conditions:

(1) A use permit shall be obtained pursuant to Chapter 23.87.

(2) Outdoor display/storage areas shall be permitted only in conjunction with and as an integral part of approved uses and shall not be the primary use.

(3) All storage yards shall be enclosed on all sides with a fence a minimum of six (6) feet in height.

(4) The fence shall be a solid masonry wall except chain link with redwood or cedar slats is permitted where the storage yard is not visible from a public thoroughfare.

(5) No materials shall be stored higher than the fence.

(6) Storage area shall not encroach upon parking, landscaping, drive aisles, required truck loading areas or required yard areas.

(7) No storage of scrap, waste or other material not utilized in the production process is permitted. (Ord. 83-0-104 (part), 1983).

23.39.110 Signs. The provisions of Chapter 23.90 shall apply to signs in the "C-M" district. (Ord. 83-0-104 (part), 1983).

Chapter 23.47

"M" – MANUFACTURING DISTRICT

Sections:

23.47.010	Purpose.
23.47.020	Permitted uses.
23.47.030	Accessory uses.
23.47.040	Uses subject to obtaining a use permit.
23.47.050	Height.
23.47.060	Lot area and dimensions.
23.47.070	Front yard.
23.47.080	Side and rear yard.
23.47.090	Off-street parking.
23.47.100	Development standards.
23.47.110	Signs.
23.47.120	Storage yard regulations.

23.47.010 Purpose. The purpose of the "M" district is to provide for industrial uses and their related facilities while maintaining an environment free from objectionable noise, odor, dust or other nuisances. (Ord. 83-0-102 (part), 1983).

23.47.020 Permitted uses. Subject to the conditions of this zone only the following primary uses may be permitted, not including those which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, radiation or other similar causes detrimental to the public health, safety or general welfare. All uses, except agricultural crops, shall be conducted wholly within a completely enclosed building, except as provided in Section 23.47.120.

- (1) Agricultural crops;
- (2) Treatment of, manufacturing, assembling, compounding or fabrication of goods and materials;
- (3) Warehousing, storage, distribution or wholesaling of goods and materials;
- (4) Printing, reproduction services, film processing;
- (5) Repair of electrical appliances and electrical equipment;
- (6) **Research or testing firm or laboratory;**
- (7) **Motor vehicle and motorcycle repair and service.** (Ord. 83-0-102 (part), 1983).

23.47.030 Accessory uses. The following accessory uses are permitted only where integrated with and clearly incidental to a primary industrial use. All uses shall be conducted wholly within a building.

- (1) Offices;
- (2) Employees' cafeterias;
- (3) Exhibition of products produced on the premises or available for wholesale distribution;
- (4) Retail distribution of products produced on the premises (where not the primary retail outlet for said products);
- (5) Storage yards in conjunction with manufacturing uses provided the storage yards are not the primary use of the property. For purposes of this section, "manufacturing" is defined as the treatment of, assembly, compounding or fabrication of goods and materials;
- (6) Temporary structures for use during and in conjunction with construction. (Ord. 84-0-121 § 1, 1984; Ord. 83-0-102 (part), 1983).

23.47.040 Uses subject to obtaining a use permit. All uses shall be conducted wholly within a completely enclosed building, except as provided in Section 23.47.120. Subject to obtaining a use permit, pursuant to Chapter 23.87, the following uses may be permitted:

- (1) Uses similar to those permitted in Section 23.47.020 with special design and operational characteristics which have the potential to adversely affect the health, safety and general welfare of the surrounding neighborhood;
- (2) Animal hospital, kennel or boarding facilities;
- (3) Car wash facilities;

- (4) Fast food establishments excluding drive-in/drive-through establishments;
- (5) Public utility installations;
- (6) Service station;
- (7) Trade school or industrial training center;
- (8) Any "M" use, when the property upon which it is to be located is within one hundred (100) feet of the exterior boundaries of any residentially zoned property or public educational institution;

(9) Churches (subject to the provisions of Section 23.47.045).

(10) Uses established by the Planning Commission as similar in nature and characteristics to these listed in this section.

Section 23.47.045 - Churches: Churches shall be permitted in the "M", Manufacturing District subject to the following conditions of approval and obtaining a use permit:

(1) In approving the use permit the Planning Commission shall consider a church as a temporary use, approved for a temporary time period of not more than three (3) years duration within any consecutive ten (10) year period;

(2) All activity (other than church office staff) shall be prohibited on Monday through Friday prior to 6:00 P.M.

(3) In approving the use permit, the Planning Commission shall also consider the following, in addition to the above requirements and findings required by Chapter 23.87: impacts on adjacent businesses and/or residences; impacts on existing parking; impacts on city services; concentrations of similar uses. Also, where large assemblages of people are involved, the Planning Commission shall consider the ability of the operators to provide services for and control the subject number of persons.

23.47.050 Height. The maximum building or structural height shall not be more than sixty (60) feet. (Ord. 83-0-102 (part), 1983).

23.47.060 Lot area and dimensions. Minimum lot area and dimensions in the "M" district shall be as follows:

- (1) Minimum lot area, twenty thousand (20,000) square feet;
- (2) Minimum lot width, one hundred (100) feet;
- (3) Minimum lot depth, none specified.

The city council upon receipt of a report from the planning commission may approve subdivisions with less than the minimum lot width and depth on irregularly shaped and oddly located lots, such as those resulting from curved or angular street layouts, particularly triangular-shaped corner lots, trapezoidal lots, and lots with more than four (4) lot lines; provided, however, that in no case shall the minimum frontage be less than fifty (50) feet at the property lines. (Ord. 83-0-102 (part), 1983).

23.47.070 Front yard. The required yard shall be one (1) foot for each two (2) feet of height except that there shall be a minimum of fifteen (15) feet. All of the required yard area shall be landscaped and maintained as a condition to the use. (Ord. 83-0-102 (part), 1983).

23.47.080 Side and rear yard. Side and rear yards are required only along the property line adjacent to a residential district or a public right-of-way. The required yard shall be one (1) foot for each two (2) feet of height except that there shall be a minimum of ten (10) feet adjacent to a residential district and fifteen (15) feet adjacent to a public right-of-way. All of the required yard area shall be landscaped and maintained as a condition to the use. (Ord. 83-0-102 (part), 1983).

23.47.090 Off-street parking. The provisions of Chapter 23.78 shall apply to parking facilities in the "M" district. Where security fencing is installed around parking areas, a minimum of fifteen (15) spaces must remain unenclosed and approved circulation patterns must be maintained. (Ord. 83-0-102 (part), 1983).

23.47.100 Development standards. All new construction, alterations and additions to existing buildings or expansion of uses requiring a use permit shall be subject to the provisions of Chapter 23.75 and/or Chapter 23.87. In addition, the following minimum development standards shall apply:

(1) All exterior mechanical and electrical equipment and roof appurtenances shall be screened. The screen shall be designed as an integral part of the building.

(2) The site and facility shall be kept clear of litter, trash and debris. Trash enclosures shall be provided per city standards and suitably maintained.

(3) Parking areas shall remain visibly striped, free from encroachment by other uses and readily accessible except as provided in Section 23.47.090.

(4) Truck loading and maneuvering areas shall be located and maintained on-site and shall not detract from the general design and appearance of the facility.

(5) Landscaping shall be used to enhance the design and appearance of all uses. Landscaping shall be installed in all areas not devoted to buildings, parking, traffic and specific user requirements. All landscaping shall be maintained in good condition for as long as the use continues. (Ord. 83-0-102 (part), 1983).

23.47.110 Signs. The provisions of Chapter 23.90 shall apply to signs in the "M" district. (Ord. 83-0-102 (part), 1983).

23.47.120 Storage yard regulations. Storage yards permitted per Section 23.47.030, Accessory uses, or per Section 23.47.040, Uses permitted subject to obtaining a conditional use permit, shall be subject to the following:

(1) All storage yards shall be enclosed on all sides with a fence a minimum of six (6) feet in height.

(2) The fence shall be a solid masonry wall except chain link with redwood or cedar slats is permitted where the storage yard is not visible from a public thoroughfare.

(3) No materials shall be stored higher than the fence.

(4) Storage area shall not encroach upon parking, landscaping, drive aisles, required truck loading areas or required yard areas.

(5) No storage of scrap, waste or other material not utilized in the production process is permitted;

(6) Prior to occupancy of the storage yard, dedication of public rights-of-way and installation of any required improvements shall be completed. (Ord. 84-0-121 § 2, 1984; Ord. 83-0-102 (part), 1983).

Chapter 23.49 "PMD" - COMBINING PLANNED
MANUFACTURING DISTRICT

Sections:

23.49.010	Purpose
23.49.020	Designation
23.49.030	Uses
23.49.040	Lot area and dimensions
23.49.050	Site development restrictions
23.49.060	Processing

23.49.010 - Purpose: It is the purpose of the combining planned manufacturing district to provide a method by which individual parcels may be developed utilizing a wider variety of building sizes and types than would be possible through the strict application of conventional zoning regulations. It is intended that these developments meet the goals of the general plan by providing an alternate method of utilizing industrially zoned land.

23.49.020- Designation: The "PMD" district may only be combined with the "M" base district.

23.49.030 - Uses: All permitted uses, accessory uses and uses permitted subject to obtaining a use permit shall be the same as permitted in the base zone.

23.49.040 - Lot area and dimensions: There shall be no minimum lot size required; however, in establishing locations for the "PMD zone, consideration shall be given to the following:

(1) There is sufficient parcel size to ensure adequate buffering and screening where needed to protect residential developments.

(2) The site is physically suitable for the proposed type and density of development and capable of permitting full compliance with the city's development codes.

23.49.050 - Site development restrictions: Height limitations, required yards, off-street parking, signs and storage yard regulations shall be the same as required in the base zone.

23.49.060- Processing: A concurrent application for Site Development Approval pursuant to Chapter 23.75 shall be required for all Planned Manufacturing District applications.

Chapter 23.51

"U" – UNCLASSIFIED DISTRICT

Sections:

- 23.51.010 Purpose.
- 23.51.020 Uses permitted subject to obtaining a use permit.
- 23.51.030 Site development restrictions.

23.51.010 Purpose. The purpose of the "U" district is to provide regulations for those areas which for any reason are not included within any other district as specified in this title. (Prior code § 25-166).

23.51.020 Uses permitted subject to obtaining a use permit. (a) A use permit shall be required for any use in the "unclassified district." In addition to this requirement, all use permits granted by the planning commission shall require the approval of the city council.

(b) Those uses which are permitted in the zoning district which most closely conform to the city's master plan land use element of the general plan for the specified area involved shall be permitted. (Ord. 70-0-108 § 1, 1970; prior code § 25-167).

23.51.030 Site development restrictions. Height limits, building site required, minimum lot width, lot coverage, yards required and parking required shall be as specified in the use permit. (Prior code § 25-168).

"MHP" --COMBINING MOBILEHOME PARK DISTRICT

Chapter 23.57

"MHP"--COMBINING MOBILEHOME PARK DISTRICT

Sections:

23.57.010	Purpose.
23.57.020	State Code enforcement.
23.57.030	Permitted uses.
23.57.040	Uses permitted subject to obtaining a use permit.
23.57.050	Site development approval required.
23.57.060	Minimum size of mobilehome park/subdivision.
23.57.070	Density.
23.57.080	Height.
23.57.090	Perimeter setbacks.
23.57.100	Perimeter walls.
23.57.110	Required landscaping.
23.57.120	Signs.
23.57.130	Vehicular access.
23.57.140	Pedestrian access.
23.57.150	Mobilehome lot and setback requirements.
23.57.160	Accessory structures.
23.57.170	Parking requirements.
23.57.180	Internal access roads.
23.57.190	Utility service.
23.57.200	Recreation area.
23.57.210	Laundry facilities.
23.57.220	Removal of wheels.
23.57.230	Refuse disposal.
23.57.240	Air conditioning.
23.57.250	Approved site.
23.57.260	T.V. antenna.

23.57.010 Purpose. The purpose of the combining mobilehome park district is to provide for the accommodation of mobilehomes in planned, integrated, mobilehome parks and mobilehome subdivisions so as to protect the health, safety and welfare of the community. The "MHP" combining district is a residential zone and may be combined with any residentially zoned district. Wherever considered in this title, a mobilehome is deemed to be a dwelling. In determining the desirability of permitting the development of a mobilehome park/subdivision in any given area, the planning commission shall be guided by the city General Plan and by:

- (1) The relationship of proposed project to the existing and proposed street network;
- (2) The relationship of the proposed project to public facilities, including but not limited to existing or proposed shopping centers, schools and transportation;
- (3) The effect of the proposed project on adjoining uses, and the effect of adjoining uses on the project. (Ord. 81-0-125 (part), 1982).

23.57.020 State Code enforcement. All provisions of the California Administrative Code, Title 25, Housing and Community Development, shall apply to development within the "MHP"--combining mobilehome district except where ordinances of the city are more restrictive, and shall be enforced by the city. (Ord. 81-0-125 (part), 1982).

23.57.030 Permitted uses. All uses in the "MHP" district shall require a use permit pursuant to Section 23.57.040. (Ord. 81-0-125 (part), 1982).

Prior history: Ords. 72-0-119 and 70-0-110; prior code §§ 25-144 - 25-151.

“MHP” –COMBINING MOBILEHOME PARK DISTRICT

23.57.040 Uses permitted subject to obtaining a use permit. Uses permitted subject to obtaining a use permit and site development approval shall be as follows:

- (1) Mobilehome parks and/or mobilehome subdivisions;
- (2) Incidental uses operated primarily for the convenience of mobilehome park/subdivision residents as determined by use permit. (Ord. 81-0-125 (part), 1982).

23.57.050 Site development approval required. Site development approval pursuant to Chapter 23.75 shall be required for the following:

- (1) Construction, alteration and/or addition of permanent buildings excluding mobilehomes and their accessory structures.
- (2) Creation or addition of mobilehome lots. (Ord. 81-0-125 (part), 1982).

23.57.060 Minimum size of mobilehome park/subdivision. No parcel of land containing less than fifteen (15) acres may be used for the purposes permitted in the “MHP” combining district. (Ord. 81-0-125 (part), 1982).

23.57.070 Density. The maximum permitted density per gross acre shall be the same as for the base zoning district but in no case shall the density be greater than as prescribed by the general plan for the property. (Ord. 81-0-125 (part), 1982).

23.57.080 Height. Maximum building height in the “MHP” district shall be two (2) stories or thirty-five (35) feet. (Ord. 81-0-125 (part), 1982).

23.57.090 Perimeter setbacks. General provisions:

- (1) Setback provisions shall apply to both main and accessory structures.
- (2) A ten (10) foot setback shall be required from the property lines of the mobilehome park/subdivision except that when the property line abuts a dedicated public street a setback of twenty-five (25) feet shall be required. (Ord. 81-0-125 (part), 1982).

23.57.100 Perimeter walls. A minimum six (6) foot high wall shall be constructed along all boundaries adjoining other properties and twenty (20) feet back of the property line adjacent to any public street. (Ord. 81-0-125 (part), 1982).

23.57.110 Required landscaping. Landscaping consisting of trees, shrubs, vines, ground cover or combination thereof shall be required for the following:

- (1) All required setbacks;
- (2) Incidental open space areas;
- (3) Not less than thirty (30) percent of each mobilehome lot. Said landscaping to be installed prior to occupancy of the mobilehome. (Ord. 81-0-125 (part), 1982).

23.57.120 Signs. The provisions of Section 23.90.210 shall apply. (Ord. 81-0-125 (part), 1982).

23.57.130 Vehicular access. Vehicular access to mobilehome parks/subdivisions shall have a minimum right-of-way width of fifty (50) feet and shall have incorporated in the right-of-way a median the width of which shall be eight (8) feet. (Ord. 81-0-125 (part), 1982).

23.57.140 Pedestrian access. Pedestrian access into the mobilehome park/subdivision shall be provided by connecting the interior pedestrian pathway network with sidewalks located in the right-of-way of perimeter streets. (Ord. 81-0-125 (part), 1982).

23.57.150 Mobilehome lot and setback requirements. Mobilehome lot dimensions, area, and setback requirements shall be as prescribed by Title 25 of the California Administrative Code, Housing and Community Development. (Ord. 81-0-125 (part), 1982).

23.57.160 Accessory structures. (a) All accessory structures, including but not limited to carports, storage lockers, cabanas and ramadas shall be of a material and design compatible with the general design characteristics of the park/subdivision.

(b) A patio having a minimum area of one hundred sixty (160) square feet shall be installed as part of each mobilehome.

(c) A general storage locker with a minimum capacity of one hundred fifty (150) cubic feet shall be located on each mobilehome lot. (Ord. 81-0-125 (part), 1982).

23.57.170 Parking requirements. Every mobilehome park/subdivision shall have a parking space ratio of two (2) spaces per mobilehome lot (may be in tandem), plus one (1) additional space per every five (5) mobilehome lots provided as guest parking. Guest parking spaces shall be distributed throughout the mobilehome park. In addition to the above requirements, there shall be provided one (1) boat or travel trailer space at ten (10) feet by thirty (30) feet for every five (5) mobilehome lots. (Ord. 81-0-125 (part), 1982).

23.57.180 Internal access roads. Internal access roads shall be paved to a width of not less than thirty-six (36) feet. However, access roads of thirty (30) feet may be permitted with parking only along one side. Where greater widths are prescribed by Title 25 of the California Administrative Code, Housing and Community Development, the greater width shall govern. All roads shall be constructed to city standards and approved by the city engineer prior to installation. (Ord. 81-0-125 (part), 1982).

23.57.190 Utility service. All utility services within a mobilehome park/subdivision shall be underground. (Ord. 81-0-125 (part), 1982).

23.57.200 Recreation area. A recreation area of a size equivalent to three hundred fifty (350) square feet per dwelling unit shall be provided. The planning commission may approve allocation of the space in more than one location and/or inclusion of recreational building(s) in calculating total square footage of recreation area provided. (Ord. 81-0-125 (part), 1982).

23.57.210 Laundry facilities. Every mobilehome park/subdivision shall provide separate laundry facilities. One (1) automatic washer shall be provided for every eight (8) lots and one (1) automatic dryer shall be provided for every twelve (12) lots. (Ord. 81-0-125 (part), 1982).

23.57.220 Removal of wheels. The mobilehome lot shall be graded to keep water drainage from pooling under the mobilehome unit. Wheels, hubs or axles, may be removed from mobilehomes provided mobilehome pads are prepared and mobilehomes sited in one of the following ways:

(1) By excavating and lowering the mobilehome onto the pad so that the height of the mobilehome floor is no greater than eighteen (18) inches above the surrounding finished grade and subsequently being skirted with a material compatible with the mobilehome;

(2) By grading the pad so that at least fifty (50) percent of the perimeter of the mobilehome abuts an earthen berm no more than six (6) inches below the finished grade of floor of the mobilehome when installed and that the remainder of the perimeter is skirted with a material compatible with the mobilehome;

(3) By setting and anchoring the mobilehome directly on a concrete foundation in a manner approved by the chief building official. (Ord. 81-0-125 (part), 1982).

23.57.230 Refuse disposal. All garbage cans and/or central collection containers shall be stored behind decorative screens. (Ord. 81-0-125 (part), 1982).

23.57.240 Air conditioning. No air conditioning or cooling apparatus shall be permitted on the roof of any mobilehome. (Ord. 81-0-125 (part), 1982).

23.57.250 **Approved site.** No mobilehome shall be hauled to, or stored within a mobile-home park unless it is properly erected on a site approved for such use. (Ord. 81-0-125 (part), 1982).

23.57.260 **T.V. antenna.** A master television antenna shall be provided for the mobile-home park/subdivision and individual antennae shall not be allowed. (Ord. 81-0-125 (part), 1982).

Chapter 23.58

MANUFACTURED HOUSING

Sections:

23.58.010	Purpose.
23.58.020	Definition.
23.58.030	Designation.
23.58.040	Procedure.
23.58.050	Standards.

23.58.010 Purpose. The purpose of this chapter is to provide opportunities for new construction methods and housing types for low and moderate income households including factory off-site built housing units. (Ord. 81-0-120 § 1 (part), 1981).

23.58.020 Definition. "Manufactured home" or "manufactured housing" shall by definition include mobilehomes and refer to all housing units built in a factory in one or more sections to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974, transported over the highways to a permanent occupancy site, and installed on the site with a permanent foundation. (Ord. 81-0-120 § 1 (part), 1981).

23.58.030 Designation. Manufactured housing shall be a permitted use in those areas of the city which meet the following requirements:

- (1) Single-family dwellings are permitted by the underlying zone.
- (2) Contain vacant lots compatible with manufactured housing use by reason of size and existing residential development.
- (3) Have been so designated pursuant to the map on file in the office of the city clerk. (Ord. 81-0-120 § 1 (part), 1981).

23.58.040 Procedure. Each manufactured home installed on a lot in a designated area shall require site development approval per Chapter 23.75 of this code. (Ord. 81-0-120 § 1 (part), 1981).

23.58.050 Standards. Each manufactured home shall comply with all of the development standards of the applicable zoning district and meet the following additional minimum standards:

- (1) Each manufactured home shall be certified under the National Mobilehome Construction and Safety Standard Act of 1974.
- (2) Each manufactured home shall be placed on a foundation system approved by the director of development services and the chief building official.
- (3) The exterior shall be of a material similar to that utilized in conventionally built single-family dwellings.
- (4) The roof shall be of a material similar to that utilized in conventionally built single-family dwellings, have an eave and gable overhang of not less than twelve (12) inches measured from the vertical side of the manufactured home and have a pitch not less than that required for conventionally built single-family homes.
- (5) An enclosed garage shall be provided which is similar to that provided for single-family dwellings and the exterior siding and roof materials shall be the same as the manufactured home. (Ord. 81-0-120 § 1 (part), 1981).

Chapter 23.60

"O" – COMBINING OIL DISTRICT

Sections:

- 23.60.010 Purpose.
- 23.60.020 Permitted uses.
- 23.60.030 Site development restrictions.

23.60.010 Purpose. The purpose of the "O" district is to provide for the use of land or the surface thereof in connection with the removal of minerals, including but not limited to oil, gas and other hydrocarbon substances. The planning commission is specifically directed to consider the establishment of said districts in corridors or islands so as to cause drilling sites to be available in as many areas as possible, to enable the orderly exploitation of oil and other minerals within the city. (Prior code § 25-156).

23.60.020 Permitted uses. Uses permitted in the "O" district shall be as follows:

All uses in the district with which the "O" district is combined: drilling for and/or production, handling, storage, extraction and removal of oil, gas and other hydrocarbons, including construction, operation, maintenance and removal of derricks, pipelines, tanks, compressors and other structures and buildings including residential accommodations for oil field workers connected with or related to such uses.

No refineries, absorption plants or gasoline extraction plants shall be permitted, unless provided for in the district with which the "O" district is combined. (Prior code § 25-157).

23.60.030 Site development restrictions. Height limits, building sites required, lot width, allowable coverage, yards required and off-street parking shall be as specified in the district with which the "O" district is combined. (Prior code § 25-158).

Chapter 23.63

"O-1" – COMBINING OIL DISTRICT

Sections:

- | | |
|-----------|--------------------------------|
| 23.63.010 | Purpose. |
| 23.63.020 | Permitted uses. |
| 23.63.030 | Site development restrictions. |

23.63.010 Purpose. The purpose of the "O-1" district is to provide for the use of land or the surface thereof in connection with the removal of minerals, including but not limited to oil, gas and other hydrocarbon substances, providing for the maintenance and operation of existing wells, but limiting therefrom any new surface locations. (Prior code § 25-159).

23.63.020 Permitted uses. Uses permitted in the "O-1" district shall be as follows: All uses in the district with which the "O-1" district is combined: production, handling, storage, extraction and removal of oil, gas and other hydrocarbons, including construction, operation, maintenance and removal of derricks, pipelines, tanks, compressors and other structures and buildings connected with or related to oil, gas, or injection wells existing upon the effective date of this chapter.

No new wells, from new surface locations, may be drilled, but existing wells may be deepened, redrilled (directionally, or otherwise) or reworked. No refineries, absorption plants or gasoline extraction plants shall be permitted. (Prior code § 25-160).

23.63.030 Site development restrictions. Height limits, building sites required, lot width, allowable coverage, yards required, and off-street parking shall be as specified in the district with which the "O-1" district is combined. (Prior code § 25-161).

Chapter 23.66

"O-2" – COMBINING OIL DISTRICT

Sections:

- 23.66.010 Purpose.
- 23.66.020 Permitted uses.
- 23.66.030 Uses permitted subject to obtaining a use permit.
- 23.66.040 Site development restrictions.

23.66.010 Purpose. It is the intent of this district to provide right of entry at specified locations, and to provide drilling quarters or islands as the only allowable drill sites when zone is combined with the "O-2" district. (Prior code § 25-162).

23.66.020 Permitted uses. Uses permitted in the "O-2" district shall be all uses with which the "O-2" district is combined. (Prior code § 25-163).

23.66.030 Uses permitted subject to obtaining a use permit. Uses permitted subject to obtaining a use permit in the "O-2" district shall be production, handling, extraction and removal of oil, gas and other hydrocarbons, providing that all pumps, pumplines and compressors shall be permanently installed below grade. (Prior code § 25-164).

23.66.040 Site development restrictions. Height limits, building sites required, lot width, allowable coverage, yards required and off-street parking shall be as specified in the district with which the "O-2" district is combined.

No storage tanks, permanent derricks, refineries, absorption plants or gasoline extraction plants shall be permitted in this district. (Prior code § 25-165).

Chapter 23.72

"PUD" – PLANNED UNIT DEVELOPMENT DISTRICT*

Sections:

23.72.010	Purpose.
23.72.020	Uses permitted subject to obtaining a use permit.
23.72.030	Application for permit.
23.72.040	Submittal of preliminary plans.
23.72.050	Submittal of application.
23.72.060	Application of subdivision regulations.
23.72.070	Planned unit development site.
23.72.080	Site area.
23.72.090	Residential density.
23.72.100	Parking requirements.
23.72.110	Perimeter setback.
23.72.120	Distance between buildings.
23.72.130	Building height.
23.72.140	Coverage.
23.72.150	Open space.
23.72.155	Provision and maintenance of common facilities.
23.72.160	Streets.
23.72.170	Development in stages.

23.72.010 Purpose. It is the purpose of the planned unit development ordinance to provide a method by which appropriately located parcels may be developed utilizing more imaginative and innovative site planning concepts than would be possible through the strict application of conventional zoning and subdivision regulations. It is intended that these developments will meet the broader goals of the general plan by exhibiting excellence in site design, integration of uses and structures, and protection of the integrity of neighboring developments. It is further intended that planned unit developments provide additional alternative living environments, more efficient use of the land, and additional privately controlled common open space. (Ord. 77-0-109(1), 1977; Ord. 75-0-130 (part), 1976).

23.72.020 Uses permitted subject to obtaining a use permit. A use permit shall be required for all the following uses:

(1) Residential. Any mixture of single-family structures and multiple-family structures including those described as attached, semi-detached, townhouse, cluster, patio, zero lot line,

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atrium homes or condominium units;

(2) Public parks;

(3) Churches. (Ord. 77-0-109 (2), 1977; Ord. 75-0-130 (part), 1976).

23.72.030 Application for permit. (a) Fee. Any application for a use permit under the

provisions of this chapter shall be accompanied by the current fee as listed in Chapter 5.16 of this code.

(b) Processing. Such application shall be processed by the planning commission and transmitted to the city council with a recommendation for its approval, conditional approval or disapproval. Any such permit is subject to approval of the city council. (Ord. 75-0-130 (part), 1976).

23.72.040 Submittal of preliminary plans. Prior to submission of an application for a use permit for a planned unit development plan, the applicant(s) shall submit to the planning director basic site information, including aerial photos where deemed necessary by the planning director, generalized development plans, including lot sizes and open spaces proposed, existing easements, existing neighborhood development, and any other information which may be reasonably required by the planning director to aid and assist the planning commission in an initial consideration of the preliminary “PUD” plan. The preliminary plan may be presented to the planning commission at a regular meeting for discussion by the individual commissioners. No formal action shall be taken by the planning commission regarding the preliminary plan. (Ord. 75-0-130 (part), 1976).

23.72.050 Submittal of application. (a) After completion of preliminary conference(s), the applicant(s) shall file a request for a use permit. A professional team approach in the preparation of the planned unit development plan is required. This team should include, but is not limited to, a registered architect, registered landscape architect and registered civil engineer.

(b) The following shall be submitted:

(1) A preliminary title report showing vested ownership and all covenants, conditions, restrictions and reservations of record;

(2) Statement of intent indicating:

(A) Reason why the subject property is suitable for planned unit development,

(B) Type of residences to be constructed,

(C) Method and time schedule of development and improvement of the project,

(D) Purpose and proposed use of the open space(s) to be provided,

(E) The manner in which the units will be sold (i.e., type of condominium or cooperative);

(3) Development plans drawn to a scale of not greater than one hundred (100) feet to the inch, showing the boundaries of the site, topography and a proposed grading plan shown in contour lines not to exceed five (5) feet; the width, location and names of surrounding streets, proposed street sections and improvements; existing and proposed sewer lines; existing and proposed surface and improved drainage; the topography, location, dimensions and uses on adjacent property of all existing buildings and structures within one hundred (100) feet of the boundary line of the subject site; the location, dimensions, ground floor area and uses of all existing and proposed buildings and structures on the subject site; landscaping; parking areas, including the size and number of stalls and the internal circulation pattern; signs, including location, size, height, copy and colors; pedestrian, vehicular and service ingress and egress; location, height and material of walls and fences; and other specific uses of the site;

(4) Schematic drawings and renderings to scale showing the architectural design of all buildings and structures including exterior colors, textures, and materials proposed;

(5) Statistical information including the following:

(A) Total acreage of “site area” (defined in Section 23.72.080),

(B) Height, ground floor area and total floor area of each building,

(C) Number of dwelling units in each building,

(D) Total number of dwelling units in project,

(E) “Coverage” expressed as a percent of the site area (defined in Section 23.72.140,

(F) Area of land devoted to landscaping and/or open space usable for recreation purposes, and its percentage of the site area;

(6) The sequence of construction of various portions of the development if the construction is to occur in stages;

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- (7) A statement as to the source of water and method of sewage disposal;
- (8) Landscaping plan(s), showing:
 - (A) All mature trees, indicating those to be retained, removed or relocated,
 - (B) Special landscape features to be retained or created, such as rocks, walls, fences, etc.,
 - (C) Recreation areas and facilities to be provided, if any,
 - (D) Proposed grading in contour intervals of not less than five (5) feet,
 - (E) Other landscaping,
 - (F) The irrigation system proposed,
 - (G) Name, location and sizes of all plant material proposed;
- (9) Other information reasonably required by the planning commission for a proper consideration of the proposal, including, but not limited to, geological and soil reports. (Ord. 75-0-130 (part), 1976).

23.72.060 Application of subdivision regulations. Where subdivision of land or air space is intended, Title 22 of this code shall apply, and tentative subdivision maps shall be processed concurrently with the use permit application. (Ord. 75-0-130 (part), 1976).

23.72.070 Planned unit development site. A "planned unit development site" is a lot, or combination of lots, which comprise an area of land under, or committed to, a development plan which has been filed with the planning commission in accordance with the terms of this chapter. (Ord. 75-0-130 (part), 1976).

23.72.080 Site area. (a) The site area shall exclude existing public street rights-of-way and any expansion of existing street rights-of-way.

(b) The site area shall be sufficient to meet the objectives set forth in Section 23.72.010 and to comply with other provisions of this chapter. (Ord. 75-0-130 (part), 1976).

23.72.090 Residential density. The number of dwelling units per net acre may fall within the ranges listed below:

Zone	Density Range
PUD 1	4.5 to 6 DU/acre
PUD 2	6 to 8 DU/acre
PUD 3	8 to 10 DU/acre
PUD 4	10 to 15 DU/acre

The lowest density of the applicable range constitutes the density entitlement of projects which meet, but do not materially exceed, minimum development standards. Density increments up to the maximum allowed by the applicable range may be approved in order to provide an incentive for design excellence. (Ord. 77-0-109(3) (part), 1977; Ord. 75-0-130 (part), 1976).

23.72.100 Parking requirements. The applicable provisions of Chapter 23.78 shall apply. (Ord. 80-0-130, 1981; Ord. 77-0-109(3) (part), 1977; Ord. 75-0-130 (part), 1976).

23.72.110 Perimeter setback. (a) General. Where the boundary of a planned unit development is located adjacent to a public street, twenty-five-foot (25') setback shall be maintained. Where the boundary is an interior lot line, a twenty-foot (20') setback shall be maintained.

(b) Exception. The required interior setback may be reduced to zero when the zero lot line concept is proposed as a means of providing separation between conflicting uses. Such uses include, but are not limited, the following: oil wells, railroad tracks, industrial and commercial land uses. (Ord. 77-0-109(3) (part), 1977; Ord. 75-0-130 (part), 1976).

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23.72.120 Distance between buildings. (a) General. The minimum distance between buildings shall be twenty (20) feet.

(b) Exception. Minimum distance between buildings may be reduced to ten (10) feet if the space created is a patio or other private, open space and if only one (1) building contains windows or doors (such as in the case of zero lot line houses). (Ord. 77-0-109(3) (part), 1977; Ord. 75-0-130 (part), 1976).

Section 23.72.130 - Height: Maximum allowable height in the "PUD" district shall be thirty-five (35) feet except when located adjacent to properties zoned R-A or R-1, where the maximum height shall be thirty (30) feet, however a thirty-five (35) foot maximum height shall be permitted when two (2) feet of additional setback is provided for every one (1) foot of additional height.

23.72.140 Coverage. Lot coverage is not to exceed sixty (60) percent of the site area. "Coverage" is defined as the land area covered by dwelling units, garages, carports, oil well enclosures, open parking areas, driveways and streets, but not including covered balconies, roof overhangs, uncovered balconies or porches. (Ord. 77-0-109(4), 1977; Ord. 75-0-130 (part), 1976).

23.72.150 Open space. Not less than forty (40%) percent of the site area shall be devoted to open space. Open space shall consist of both common open space (including, but not limited to, recreational areas and buildings, greenbelts, paseos, planters) and private open space (including patios and yard areas). (Ord. 77-0-109(5), 1977; Ord. 75-0-130 (part), 1976).

23.72.155 Provision and maintenance of common facilities. (a) Provision. The provision of common facilities (including, but not limited to, open space, recreational facilities, parking areas) which are owned and maintained by a mandatory owners' association is an integral part of the planned unit development concept. The type and extent of common facilities provided a development shall be sufficient to serve the needs of the projected residents. In developments with less than twenty (20) units, or less than four (4) acres in area, this requirement may be waived if each dwelling unit is detached and takes access from a dedicated public street.

(b) Maintenance. Planned unit developments shall be approved subject to the submission of legal instruments which set forth a plan or manner of permanent care of open space and community facilities owned in common. No such instrument shall be acceptable until approved by the city attorney as to legal form and effect. (Ord. 77-0-109(6), 1977).

23.72.160 Streets. Public and private streets within a planned unit development shall be designed to reflect the nature and function of the street.

(1) Public Streets. Public streets to be dedicated to the city shall be constructed in accordance with city standards.

(A) Crowned pavement section shall be used.

(B) Standard vertical curb and gutters shall be used.

(2) Private Streets. Streets to be owned and maintained in perpetuity by an owners' association shall be constructed in accordance with the following standards:

(A) Pavement width shall be thirty-six (36) feet measured from curb face to curb face. Exception: Pavement width may be reduced to thirty (30) feet, measured from curb face to curb face, for streets on which parking is restricted.

(B) Cul-de-sac radius shall be not less than thirty (30) feet to curblane.

(C) Construction for drainage and pavement shall be to city standards. (Ord. 77-0-109(7), 1977; Ord. 75-0-130 (part), 1976).

23.72.170 Development in stages. If the sequence of construction of various portions of the development is to occur in stages, then the open space and/or recreational facilities shall be developed, or committed thereto, in proportion to the number of dwelling units intended to be developed during any given stage of construction as approved by the city planning commission. Furthermore, at no time during the construction of the project shall the number of constructed dwelling units per acre of developed land exceed the overall density per acre established by the approved use permit. (Ord. 75-0-130 (part), 1976).

Chapter 23.73

SECOND UNITS

Sections:

23.73.010	Purpose.
23.73.020	Definition.
23.73.030	Designation.
23.73.040	Procedure.
23.73.050	Standards.
23.73.060	Additional requirements.

23.73.010 Purpose. The purpose of this chapter is to:

- (1) Expand the mix of housing opportunities within the city by permitting the creation of second units as an accessory to existing single-family detached dwellings;
- (2) Maintain the visual character of single-family residential neighborhoods. (Ord. 84-0-117 § 1 (part), 1984).

23.73.020 Definition. "Second unit" means a subordinate dwelling unit with complete and independent living facilities attached to or contained within a single-family detached dwelling. (Ord. 84-0-117 § 1 (part), 1984).

23.73.030 Designation. One (1) second unit shall be permitted only on parcels which meet all the following conditions:

- (1) Are existing legally subdivided lots located in an "RA" or "R-1" zone which comply with the minimum lot size requirements;
- (2) Contain one (1) existing single-family detached dwelling which complies with current code standards except where setbacks are legally nonconforming;
- (3) Contain no other secondary dwelling units. (Ord. 84-0-117 § 1 (part), 1984).

23.73.040 Procedure. Each second unit shall require a use permit pursuant to Chapter 23.87 and shall comply with the following:

- (1) Prior to application an applicant shall pay the required fee and request an inspection of the property by the building official to determine compliance with current building and zoning codes. The building official shall file a written report indicating, if necessary, the nature and amount of work required to have the building comply with current code.
- (2) The applicant shall submit an application in accordance with submittal requirements on file with the planning department. (Ord. 84-0-117 § 1 (part), 1984).

23.73.050 Standards. (a) Second units shall comply with all of the development standards for a new single-family detached dwelling unit in the "R-A" or "R-1" zone, including but not limited to, setbacks, height, lot coverage and those listed in Section 23.75.020 unless otherwise addressed by this chapter.

(b) The following standards shall also apply:

- (1) The total floor area of the second unit shall not exceed 640 square feet.
- (2) The architecture of the new unit shall be compatible with the existing unit and neighborhood.
- (3) One off-street parking space shall be provided in addition to that required for the primary unit. This space shall not be located within the required front yard setback and may be open.
- (4) There shall not be more than one exterior entrance on any one side of the building.
- (5) There shall be no exterior stairways on the front of the house.
- (6) Only one (1) second unit shall be allowed on any lot.
- (7) The primary unit shall continue to comply with the minimum standards applicable to a single-family detached dwelling unit in a "R-A" or "R-1" zone even with the creation of a second unit, including but not limited to maximum lot coverage and minimum floor area.
- (c) A second unit which conforms to the standards of this section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designation for the lot. (Ord. 84-0-117 § 1 (part), 1984).

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23.73.060 Additional requirements. Second units shall be subject to the following requirements:

(1) They shall be exclusively for rental occupancy. Sale or ownership of such units separate from the primary residential unit is prohibited.

(2) The occupant of either the existing primary unit or the second unit shall be the owner of both units.

(3) Any additions to a second unit shall meet the requirements of this chapter.

(4) The conditions of approval shall be legally recorded to run with the land. (Ord. 84-0-117 § 1 (part), 1984).

Chapter 23.74

BED AND BREAKFAST INNS

Sections:

- 23.74.10 - Purpose
- 23.74.20 - Definition
- 23.74.30 - Designation
- 23.74.40 - Procedure
- 23.74.50 - Standards
- 23.74.60 - Additional Requirements

23.74.10 - Purpose: The purposes of this chapter are to:

(a) Provide the opportunity for the establishment of Bed and Breakfast Inns in structures of historical and/or architectural significance in any district;

(b) Maintain certain structures which are unique and contribute to and enrich the aesthetic appeal of the neighborhood and community;

(c) Establish site development standards which will provide the opportunity for Bed and Breakfast Inns while maintaining the visual character of residential neighborhoods and the community.

23.74.20 - Definition: "Bed and Breakfast Inn" shall mean a residential dwelling in which rooms are rented to paying guests on an overnight basis with breakfast served daily, the entire service to be for one stated price for a total period of time not to exceed 14 days during any consecutive 90 day period.

23.74.30 - Designation: One (1) Bed and Breakfast Inn shall be permitted only where all of the following conditions are met:

(a) Parcel is a legally subdivided lot.

(b) Structure is included on "Official List of Historically Significant Residences" compiled by the Placentia Historical Committee.

23.74.40 - Procedure: Each Bed and Breakfast Inn shall require a use permit pursuant to Chapter 23.87 and shall comply with the following:

(a) Prior to application, an applicant shall pay the required fee and request an inspection of the property by the Building Official to determine compliance with current building and zoning codes. The Building Official shall file a written report indicating, if necessary, the nature and amount of work required to have the subject site and structure(s) comply with current code.

(b) The applicant shall submit an application in accordance with submittal requirements on file with the Planning Division.

(c) The applicant may request the Planning Commission to consider the inclusion of a structure (not previously designated) on the City's List of Historically and/or Architecturally Significant Structures.

23.74.50 - Standards: Bed and Breakfast Inns shall comply with the following development standards:

(a) Individual Bed and Breakfast units shall not contain cooking facilities.

(b) No meals shall be served to guests other than breakfast. Said breakfast meal, if served, shall be served only to registered overnight guests.

(c) Parking required shall be: one (1) parking space for each rental room in the residence, in addition to the required parking of the district as stated in Chapter 23.78, Off-Street Parking, of the Placentia Municipal Code.

(d) Signage shall be limited to one wall sign not to exceed three (3) square feet of sign area. Sign wording shall consist of the name of the occupant or establishment located on premises, and/or description of service rendered. Establishment shall be referred to as an "Inn". Such sign shall be attached to and parallel with the front wall of the building.

(e) A business license shall be obtained in accordance with Placentia Municipal Code Title 6.

(f) All Bed and Breakfast Inns shall be subject to hotel-motel room tax.

23.74.60 - Additional requirements: Bed and Breakfast Inns shall be subject to the following requirements:

(a) The Bed and Breakfast use shall be shown not to be detrimental to the neighborhood.

(b) The primary use shall be residential and retained in a manner which will allow reconversion back to a residential use.

(c) An owner, manager, proprietor or caretaker of the property must reside on the subject premises at all times.

(d) The provisions of Municipal Code Section 23.78, use permits, shall apply to all Bed and Breakfast Inn uses and said use permit, if issued, shall run with the title of the subject property.

Chapter 23.75

DEVELOPMENT PLAN REVIEW

Sections:

23.75.010	Site development approval.
23.75.020	Development standards.
23.75.030	Submittal of plans and documents.
23.75.040	Action by planning commission.
23.75.050	Appeal to city council.
23.75.060	Final action.
23.75.070	Alterations to approved plans.
23.75.080	Time limit.

23.75.010 Site development approval. Construction of new buildings in all zones, and exterior additions to existing buildings in all commercial and industrial zones shall require that the planning commission first make a finding that the proposed new building/exterior addition is in conformity with both the intent and provisions of this title. Structures associated with the drilling for and/or production, handling, storage, extraction and removal of oil, gas and other hydrocarbons shall be subject to site development approval regardless of the zone within which they are located. (Ord. 85-0-101 (part), 1985; Ord. 69-0-113 § 5, 1969; Ord. 68-0-116 § 1 (part), 1968; prior code § 25-185).

23.75.020 Development standards. The following criteria are established as minimum standards to be considered by the planning commission in reviewing plans submitted prior to the approval of such plans:

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(1) That the development, buildings or structures will conserve property values, promote the direction of building development according to this title, and will not be detrimental to the character of the zone in which the development is proposed, or to suitability of the zone for the particular uses proposed, nor to the character of buildings already erected in the district;

(2) That the proposed development indicates adequate consideration for the other existing or contemplated uses of land in the general area and for the orderly development of the general area;

(3) That the design, functional plan and exterior architecture of the proposed structure will not be so at variance with either the design, functional plan or exterior architecture of the structures already constructed or being constructed in the zone district and the immediate neighborhood of the proposed site as to cause a substantial depreciation of property values in the neighborhood;

(4) That the plans indicate the manner in which adjacent structures are protected against noise, vibration and other factors which tend to make the environment less desirable and that such methods are reasonably efficient and satisfactory;

(5) That all of the provisions of this title are complied with;

(6) That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

- (A) Building, structures and improvements,
- (B) Vehicular, ingress and egress and internal circulation,
- (C) Setbacks,
- (D) Height of buildings,
- (E) Location of service facilities,
- (F) Walls and fences,
- (G) Landscaping,
- (H) Police and fire protection;

(7) That the proposed lighting is arranged so as to reflect the light away from adjoining properties;

(8) That proposed signs or outdoor advertising structures will not, by size, location, color or lighting, interfere with traffic or limit visibility or depreciate the value of adjoining property or the neighborhood and shall conform to the sign regulations, contained in Chapter 23.90;

(9) That the proposed landscaping shall be designed to enhance the visual and physical use of the property, and to screen deleterious uses;

(10) That a solid masonry wall with a minimum height of six (6) feet above highest finished grade shall be provided around the perimeter of the site proposed for development excepting said wall requirement may be waived in part or total by a majority vote of the total membership of the planning commission or city council if appealed;

(11) That off-street parking facilities shall be provided in conformance to the requirements of Chapter 23.78, and shall be designed in such a manner as to provide convenient access to all buildings;

(12) That there shall be provisions for a ten (10) foot landscaped buffer containing evergreen trees wherever a commercial or industrial zone abuts a residentially zoned district;

(13) That there shall be provisions for trash collection areas within one hundred (100) feet of each building. Said trash collection areas shall be constructed in accordance with the standard plans on file in the office of the chief building official. (Ord. 68-0-1.16 § 1 (part), 1963: prior code § 25-186).

23.75.030 Submittal of plans and documents. Applications for site development approval shall be accompanied by the application fee as prescribed by ordinance and sixteen (16) sets of plans including plot plans, elevations, and landscape plans.

The site plan shall be drawn to scale and shall indicate clearly and with full dimensioning the following information:

- (1) Lot dimensions and easements;
- (2) All buildings and structures: location, size, height, materials, colors, and proposed use;
- (3) Yards and space between buildings;
- (4) Walls and fences: location, height, materials and color;
- (5) Off-street parking delineated as to: Location, number of spaces and dimensions of parking area, internal circulation pattern, and wheel stops;
- (6) Detailed grading and drainage plans;
- (7) Access: Pedestrian, vehicular, service, points of ingress and egress;
- (8) Signs, location, size and height;
- (9) Loading, location, dimensions, number of spaces, internal circulation;
- (10) Lighting, location and general nature, hooding devices;
- (11) Street dedications and improvements;
- (12) Landscaping, including names, types and sizes of plant materials to be used;
- (13) Irrigation system indicating type of system, location of water mains, and location and control valves and hosebibbs;
- (14) Such other data as may be required to permit the planning commission to make the required findings. (Ord. 72-0-103 § 3, 1972; Ord. 68-0-116 § 1 (part), 1968; prior code § 25-187).

23.75.040 Action by planning commission. The planning commission shall approve the application for site development approval only if:

- (1) It meets or exceeds the criteria established in Placentia Municipal Code Section 23.75.020, and;
- (2) There have been attached any other conditions necessary to prevent (A) detriment to the health, morals, safety, comfort or the general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injury to the property or improvements within the neighborhood or within the city, and;
- (3) The proposed development will be consistent with the latest adopted general plan, and;
- (4) Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the development approval. (Ord. 75-0-109 (part), 1975; Ord. 68-0-116 § 1 (part), 1968; prior code § 25-188).

23.75.050 Appeal to city council. (a) The decision of the planning commission shall be final unless appealed in writing to the city council by the applicant or any other interested person (as defined at Section 23.04.369) within ten (10) calendar days. The letter of appeal shall be accompanied by a processing fee as listed in Chapter 5.16 of the municipal code. The letter shall be filed with the city clerk's office;

(b) Any member of the city council may appeal the decision of the planning commission in writing within ten (10) calendar days. The letter shall be filed with the city clerk's office;

(c) There shall be a hearing before city council and notices shall be given to the applicant, the planning commission and the appellant. The planning commission shall submit a report and meeting minutes to the city council, setting forth reasons for the action taken by the commission.

(d) The city council shall make its own determination as to whether the proposed development meets the standards outlined in Section 23.75.040 and may approve, modify or disapprove the decision of the planning commission. Any significant modification of the proposed development, not previously considered by the planning commission during its hearing, may be, but is not required to be, referred to the planning commission for report and recommendation. The planning commission shall not hold a public hearing on the proposed

modification. Failure to report on the proposed modification within forty (40) days, or such longer period as the council may designate, shall be deemed an approval of the proposed modification. (Ord. 81-0-115 (part), 1981; Ord. 75-0-109 (part), 1975; Ord. 68-0-116 § 1 (part), 1968: prior code § 25-189).

23.75.060 Final action. The approved plans, with any conditions shown thereon or attached thereto, shall be dated and signed by the planning director. Two (2) copies of such plans and conditions shall be delivered to the building inspector, who shall issue a building permit requiring compliance with the approved plans and conditions. (Ord. 68-0-116 § 1 (part), 1968: prior code § 25-189.1).

23.75.070 Alterations to approved plans. Minor alterations to approved plans prior to occupancy release may be approved by the director of development services when construction according to the approved plans is not feasible and when the deviation from approved plans will, in the opinion of the director, fulfill the objectives of the initial approval. Alterations to an approved site plan which are of a more significant nature shall be considered pursuant to the procedures set forth in this chapter for initial site development approval. (Ord. 85-0-101 (part), 1985; Ord. 76-0-117 § 2, 1976; Ord. 68-0-116 § 1 (part), 1968: prior code § 25-189.2).

23.75.080 Time limit. (a) Any site development approval granted in accordance with the terms of this title shall expire if not used within two (2) years from the date of final approval.

(b) Upon application filed prior to the expiration of the approved site development, the time at which such site development expires may be extended by the planning director for a period not exceeding one (1) year.

(c) If the planning director denies the application for extension, the applicant may appeal to the city council within ten (10) calendar days after denial by the planning director by filing with the city clerk a letter of appeal accompanied by a processing fee as listed in Section 5.16.140. (Ord. 83-0-119 § 1, 1983; Ord. 79-0-109 § 1, 1979; Ord. 77-0-111 § 2, 1977).

Chapter 23.76

NOISE CONTROL*

Sections:

23.76.010	Declaration of policy.
23.76.020	Definitions.
23.76.030	Noise level measurement criteria.
23.76.040	Designated noise zones.
23.76.050	Exterior noise standards.
23.76.060	Interior noise standards.
23.76.070	Activities — Special provisions.
23.76.080	Schools, hospitals and churches — Special provisions.
23.76.085	Use of locomotive whistle.
23.76.090	Air conditioning and refrigeration — Special provisions.
23.76.100	Noise level measurement.
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23.76.150	Violations — Misdemeanors.

23.76.010 Declaration of policy. In order to control unnecessary, excessive and annoying sounds emanating from incorporated areas of the city, it is declared to be the policy of the city to prohibit such sounds generated from all sources as specified in this chapter.

It is determined that certain noise levels are detrimental to the public health, welfare and safety and contrary to public interest, therefore, the city council declares that creating, maintaining, causing or allowing to create, maintain or cause any noise in a manner prohibited by or not in conformity with the provisions of this chapter is a public nuisance and shall be punishable as such. (Ord. 75-0-105 § 1, 1975).

23.76.020 Definitions. The following words, phrases and terms as used in this chapter shall have the meaning as indicated below:

(1) "Ambient noise level" means the all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

(2) "Commercial property" means a parcel of real property which is zoned for or developed and used either in part or in whole for commercial purposes including but not limited to retail and wholesale businesses and professional offices.

(3) "Cumulative period" means an additive period of time composed of individual time segments which may be continuous or interrupted.

(4) "Decibel (dB)" means a unit which denotes the ratio between two (2) quantities which are proportional to power: The number of decibels corresponding to the ratio of two (2) amounts of power is ten (10) times the logarithm to the base ten (10) of this ratio.

(5) "Dwelling unit" means a single unit providing complete independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

(6) "Emergency machinery, vehicle or work" means any machinery, vehicle or work used, employed or performed in an effort to protect, provide or restore safe conditions in the community or for the citizenry, or work by private utilities when restoring utility service.

(7) "Fixed noise source" means a stationary device which creates sounds while fixed or motionless including but not limited to industrial and commercial machinery and equipment.

*For provisions regarding music and sound amplifying systems, see Ch. 10.32 of this code.

pumps, fans, compressors, generators, air conditioners and refrigeration equipment.

(8) "Grading" means any excavating or filling of earth material, or any combination thereof, conducted at a site to prepare said site for construction or other improvements thereon.

(9) "Impact noise" means the noise produced by the collision of one (1) mass in motion with a second mass which may be either in motion or at rest.

(10) "Industrial property" means a parcel of real property which is zoned for or developed and used either in part or in whole for manufacturing purposes.

(11) "Mobile noise source" means any noise source other than a fixed noise source.

(12) "Noise level" means the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of 20 micronewtons per square meter. The unit of measurement shall be designated as dB(A).

(13) "Noise variance board" means an administrative board of five (5) members appointed by the city council of the city of Placentia.

(14) "Person" means a person, firm, association, copartnership, joint venture, corporation of any entity, public or private in nature.

(15) "Residential property" means a parcel of real property which is developed and used either in part or in whole for residential purposes, other than transient uses such as hotels and motels.

(16) "Simple tone noise" means a noise characterized by a predominant frequency or frequencies so that other frequencies cannot be readily distinguished.

(17) "Sound level meter" means an instrument meeting American National Standard Institute's Standard S1.4-1971 for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data.

(18) "Sound pressure level" of a sound, in decibels, means twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound to a reference pressure, which reference pressure shall be explicitly stated. (Ord. 75-0-105 § 2, 1975).

23.76.030 Noise level measurement criteria. Any noise level measurements made pursuant to the provisions of this chapter shall be performed using a sound level meter as defined in Section 23.76.020(17). (Ord. 75-0-105 § 3, 1975).

23.76.040 Designated noise zones. The properties hereinafter described, whether incorporated or unincorporated, are assigned to the following noise zones:

Noise Zone 1	All residential property
Noise Zone 2	All commercial property
Noise Zone 3	All industrial property.

(Ord. 75-0-105 § 4, 1975).

23.76.050 Exterior noise standards. (a) The following noise standards, unless otherwise specifically indicated, shall apply to all real property within a designated noise zone:

NOISE STANDARDS		
Noise Zone	Noise Level	Time Period
1	55 dB(A)	7:00 a.m. — 10:00 p.m.
	50 dB(A)	10:00 p.m. — 7:00 a.m.
2	65 dB(A)	Anytime
3	70 dB(A)	Anytime

In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by 5 dB(A).

(b) It is unlawful for any person at any location within the incorporated area of the city to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured

in any other residential, commercial, or industrial property, either incorporated or unincorporated to exceed:

(1) The noise standards for a cumulative period of more than thirty (30) minutes in any hour; or

(2) The noise standard plus five (5) dB(A) for a cumulative period of more than fifteen (15) minutes in any hour; or

(3) The noise standard plus ten (10) dB(A) for a cumulative period of more than five (5) minutes in any hour; or

(4) The noise standard plus fifteen (15) dB(A) for a cumulative period of more than one (1) minute in any hour; or

(5) The noise standard plus twenty (20) dB(A) for any period of time.

(c) In the event the ambient noise level exceeds any of the first four (4) noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

(d) In the event that the noise source and the affected property are within different noise zones, the noise standard applicable to the affected property shall apply. (Ord. 75-0-105 § 5, 1975).

23.76.060 Interior noise standards. (a) The following interior noise standards, unless otherwise specifically indicated, shall apply to all residential property within a designated noise zone:

INTERIOR NOISE STANDARDS		
Noise Zone	Noise Level	Time Period
1	55 dB(A)	7:00 a.m. – 10:00 p.m.
	45 dB(A)	10:00 p.m. – 7:00 a.m.

In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by 5 dB(A).

(b) It is unlawful for any person at any location within the incorporated area of the city to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level when measured within any other dwelling unit on any residential property, either incorporated or unincorporated, to exceed:

(1) The interior noise standard for a cumulative period of more than five (5) minutes in any hour; or

(2) The interior noise standard plus five (5) dB(A) for a cumulative period of more than one (1) minute in any hour; or

(3) The interior noise standard plus ten (10) dB(A) for any period of time.

(c) In the event the ambient noise level exceeds either of the first two (2) noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the third noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level. (Ord. 75-0-105 § 6, 1975).

23.76.070 Activities – Special Provisions. The following activities shall be exempted from the provisions of this chapter:

(1) Regularly scheduled school bands, school athletic and school entertainment events between the hours of 8:45 a.m. and 11:00 p.m., provided a parade permit is also required for band activities on city streets from the police department, applying the standards of Placentia Municipal Code Sections 13.60.010 – 13.60.030.

(2) Outdoor gatherings, including outdoor public dances and outdoor entertainment events, provided said events are conducted pursuant to an activity permit issued by the city recreation division pursuant to Title 6, Chapters 6.52 and 5.56 of the City Municipal Code and are limited to between the hours of 9:30 a.m. and 11:00 p.m.;

(3) Regularly scheduled activities conducted on public parks, public playgrounds, and public or private school grounds. However, the use of public address or amplified music systems is not permitted to exceed the exterior noise standard of adjacent property at the property line;

(4) Any mechanical device, apparatus or equipment used, related to or connected with emergency machinery, vehicle or work;

(5) Noise sources associated with construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday;

(6) All mechanical devices, apparatus or equipment which are utilized for the protection or salvage of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions;

(7) Mobile noise sources associated with agricultural operations provided such operations do not take place between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday;

(8) Mobile noise sources associated with agricultural pest control through pesticide application; provided that the application is made in accordance with restricted material permits issued by or regulations enforced by the agricultural commissioner;

(9) Noise sources associated with the maintenance of real property provided said activities take place between the hours of 9:00 a.m. and 6:00 p.m.;

(10) Any activity to the extent regulation thereof has been preempted by state or federal law. (Ord. 75-0-105 § 7, 1975).

23.76.080 Schools, hospitals and churches – Special provisions. It is unlawful for any person to create any noise which causes the noise level at any school, hospital or church while the same is in use to exceed the noise limits as specified in Section 23.76.050 prescribed for the assigned noise zone in which the school, hospital or church is located, or which noise level unreasonably interferes with the use of such institutions or which unreasonably disturbs or annoys patients in the hospital; provided conspicuous signs are displayed in three (3) separate locations within one-tenth (1/10) of a mile of the institution indicating the presence of a school, church, or hospital. (Ord. 75-0-105 § 8, 1975).

23.76.085 Use of locomotive whistle. Generally. The use of locomotive bell, air siren, steam or air whistle within the city at all gate-protected grade crossings shall be prohibited.

Exception. Any locomotive engineer shall be permitted to use his bell, air siren, steam or air whistle, if, in his opinion, it is necessary to avert an immediate threat to life or property. (Ord. 76-0-120 § 1, 1976).

23.76.090 Air conditioning and refrigeration – Special provisions. Until January 19, 1979, the noise standards enumerated in Sections 23.76.050 and 23.76.060 shall be increased eight (8) dB(A) where the alleged offensive noise source is an air-conditioning or refrigeration system or associated equipment which was installed prior to the effective date of the ordinance codified in this chapter. (Ord. 75-0-105 § 9, 1975).

23.76.100 Noise level measurement. The location selected for measuring exterior noise levels shall be at any point on the affected residential, commercial or industrial property. Interior noise measurements shall be made within the affected residential unit. The measurement shall be made at a point at least four (4) feet from the wall, ceiling or floor nearest the noise source and may be made with the windows of the affected dwelling unit open. (Ord. 75-0-105 § 10, 1975).

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23.76.110 Manner of enforcement. The city's authorized agent and his duly authorized representatives are directed to enforce the provisions of this chapter. The city's authorized agent and his duly authorized representatives are authorized, pursuant to Penal Code Section 836.5, to arrest any person without a warrant when they have reasonable cause to believe that such person has committed a misdemeanor in their presence.

No person shall interfere with, oppose or resist any authorized person charged with enforcement of this chapter while such person is engaged in the performance of his duty. (Ord. 75-0-105 § 11, 1975).

23.76.120 Variance procedure. The owner or operator of a noise source which violates any of the provisions of this chapter may file an application with the city's authorized agent for a variance from the provisions thereof wherein said owner or operator shall set forth all actions taken to comply with said provisions, the reasons why immediate compliance cannot be achieved, a proposed method of achieving compliance, and a proposed time schedule for its accomplishment. Said application shall be accompanied by a fee in the amount of seventy-five dollars (\$75.00). A separate application shall be filed for each noise source; provided, however, that several mobile sources under common ownership, or several fixed sources on a single property may be combined into one (1) application. Upon receipt of said application fee, the city's authorized agent shall refer it with his recommendation thereon within thirty (30) days to the noise variance board for action thereon in accordance with the provisions of this chapter.

An applicant for a variance shall remain subject to prosecution under the terms of this chapter until a variance is granted. (Ord. 75-0-105 § 12, 1975).

23.76.130 Noise variance board. The noise variance board shall evaluate all applications for variance from the requirements of this chapter and may grant said variances with respect to time for compliance, subject to such terms, conditions and requirements as it may deem reasonable to achieve maximum compliance with the provisions of this chapter. Said terms, conditions and requirements may include, but shall not be limited to limitations on noise levels and operating hours. Each such variance shall set forth in detail the approved method of achieving maximum compliance and a time schedule for its accomplishment.

In its determinations, said board shall consider the magnitude of nuisance caused by the offensive noise; the uses of property within the area of impingement by the noise; the time factors related to study, design, financing and construction of remedial work; the economic factors related to age and useful life of equipment; and the general public interest and welfare. Any variance granted by said board shall be by resolution and shall be transmitted to the city's authorized agent for enforcement. Any violation of the terms of said variance shall be unlawful. (Ord. 75-0-105 § 13, 1975).

23.76.140 Appeals. Within fifteen (15) calendar days following the decision of the variance board on an application, the applicant, the city's authorized agent, or any member of the city council, may appeal the decision to the city council, by filing a notice of appeal with the secretary of the variance board. In the case of an appeal by the applicant for a variance, the notice of appeal shall be accompanied by a fee to be computed by the secretary on the basis of the estimated cost of preparing the materials required to be forwarded to the city council as discussed hereafter. If the actual cost of such preparation differs from the estimated cost, appropriate payments shall be made either to or by the secretary.

Within fifteen (15) days following receipt of a notice of appeal and the appeal fee, the secretary of the variance board shall forward to the city council copies of the application for variance; the recommendation of the city's authorized agent; the notice of appeal; all evidence concerning said application received by the variance board and its decision thereon. In addition, any person may file with the city council written arguments supporting or attaching said decision and the city council may, in its discretion, hear oral arguments thereon. The city clerk shall mail to the applicant a notice of the date set for hearing of the appeal. The notice shall be mailed at least ten (10) days prior to the hearing date.

Within sixty (60) days following its receipt of the notice of the appeal, the city council shall either affirm, modify or reverse the decision of the variance board. Such decision shall be based upon the city council's evaluation of the matters submitted to the city council in light of the powers conferred on the variance board and the factors to be considered. Both as enumerated in Sections 23.76.120 and 23.76.130.

As part of its decision, the council may direct the variance board to conduct further proceedings on said application. Failure of the city council to affirm, modify or reverse the decision of the variance board within said sixty (60) day period shall constitute an affirmance of the decision. (Ord. 75-0-105 § 14, 1975).

23.76.150 **Violations – Misdemeanors.** Any person violating any of the provisions of this chapter is guilty of a misdemeanor. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. The provisions of this chapter shall not be construed as permitting conduct not prescribed herein and shall not affect the enforceability of any other applicable provisions of law. (Ord. 75-0-105 § 15, 1975).

Chapter 23.78

OFF-STREET PARKING

Sections:

23.78.010	Purpose.
23.78.020	General provisions.
23.78.030	Minimum requirements.
23.78.035	Calculation of parking spaces based on adjusted gross floor area.
23.78.040	Parking space requirements.
23.78.050	Minimum Loading Space <u>Requirements</u> .
23.78.060	Surface of parking area.
23.78.080	Lights.
23.78.090	Walls required.
23.78.110	Driveway ramps.
23.78.120	Alleys.
23.78.130	Landscaping.
23.78.140	Parking and storage of recreational vehicles in residential districts.
23.78.145	Parking and storage within required front yard setback.
23.78.150	Parking and storage behind required front yard setback.
23.78.155	Parking and storage within a side yard abutting a street.
23.78.160	Time period to conform to screening requirement.
23.78.170	Parking and storage of commercial vehicles in residential districts

23.78.010 Purpose. The purpose of this chapter is to set forth the off-street parking requirements for the various land uses. (Ord. 70-0-103 § 1 (part), 1970: prior code § 25-169).

Section 23.78.020 - General Provisions:

(a) All required parking spaces shall be maintained and available for parking, by vehicles for which the size space was designed, for as long as the use for which it was required exists.

(b) All required parking shall be located so as to be accessible, in a safe manner, to the buildings which it serves. In residential zones all required covered parking shall be located within 100' of the unit which it is designed to serve. This distance may be increased by a majority vote of the Planning Commission where a better design will result but in no case shall the distance be greater than 200'.

(c) In the "R-1" or "R-2" district, an unobstructed surface of portland cement concrete extending from a garage entrance directly away therefrom for a minimum distance of twenty-five (25) feet shall be provided. Said surface shall be

the full width of said garage entrance and shall be connected to a public street by a portland cement concrete driveway. In the case of a front entrance garage, the minimum setback required from the street shall be twenty five (25) feet except that a minimum of twenty (20) feet shall be permitted where a roll-up garage door is provided.

(d) The minimum width of a garage entrance opening shall be eight (8) feet per parking space housed within such garage and sixteen (16) feet for a two car garage.

(e) The flooring material for garages or carports in all districts shall be portland cement concrete (P.C.C.).

(f) All vehicles shall be parked on an improved surface of portland cement concrete, asphalt, or turf block.

23.78.030 Minimum requirements. The following off-street parking requirements shall apply to all buildings erected and new or extended uses commenced after the effective date of the ordinance codified in this title:

(1) For residential zones:

R-A, R-1 - Two (2) spaces per dwelling unit, all spaces in a garage; for initial construction, three (3) spaces shall be required for dwelling units having five (5) bedrooms or more, all spaces in a garage;

R-2 - Two (2) spaces per dwelling unit, one (1) of which shall be in a garage;

R-G - Two (2) spaces per dwelling plus an additional ten (10) percent of said total for guest parking. One (1) space per unit must be in a garage. Carports may be allowed for multiple dwellings;

R-3 - Two (2) spaces per dwelling unit plus an additional fifteen (15) percent of said total for guest parking. One (1) space per unit must be in garage. Carports may be allowed for multiple dwellings;

R-4 - Two (2) spaces per dwelling unit, plus fifteen (15) percent of said total for guest parking. One (1) space per unit shall be in a garage. Carports may be allowed for multiple dwellings;

PUD - Two (2) spaces per dwelling unit for bachelor and one (1) bedroom, one (1) of which shall be in a garage; three (3) spaces per dwelling unit for two (2) or more bedrooms, two (2) of which shall be in a garage. In addition, one (1) recreational vehicle space, measuring ten (10) feet by thirty (30) feet, for each ten (10) dwelling units.

(2) For Commercial and Industrial Zones:

C-O, C-1, C-2, T-C – Four (4) spaces per one thousand (1,000) square feet of gross floor area.

C-M – Four (4) spaces per one thousand (1,000) square feet of gross floor area for up to three thousand (3,000) square feet of unit area, plus two (2) spaces per one thousand (1,000) square feet of unit area between three (3) and twenty thousand (20,000) square feet, plus one (1) space per thousand (1,000) square feet of unit area over twenty thousand (20,000) square feet, plus one (1) space per thousand (1,000) square feet of outside display/storage area.

M – Two (2) spaces per thousand (1,000) square feet of unit area for up to twenty thousand (20,000) square feet plus one (1) space per thousand (1,000) square feet of area over twenty (20,000) square feet and each thousand (1,000) square feet of outside storage area. In addition four (4) spaces per thousand (1,000) square feet of office area in excess of 25% of the total square feet of the unit.

Parking in the C-M and M zones shall be based on the individual unit size into which a building is divided, and the cumulative total of parking per unit shall be the required parking for a building.

A maximum of thirty-five percent (35%) of the total number of parking spaces in commercial and industrial developments with more than twenty (20) parking spaces may be compact. Compact spaces shall be grouped together in logical blocks and located so as to equally encourage the use of both compact and full size spaces, subject to the approval of the Director of Development Services.

SF-C – Three (3) spaces per one thousand (1,000) square feet of gross floor area shall be provided on-site plus one additional space for each residential unit. When the planning commission finds that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, then public off-site parking may be counted for some or all of the required parking.

(3) For the following uses.

Auditoriums, churches, theaters and places of assembly – One (1) space per each three (3) seats. Where there are no fixed seats, one (1) space per twenty-one (21) square feet of floor area in places of assembly. Where fixed seats consist of pews or benches eighteen (18) lineal inches of pew or bench shall be considered one (1) seat. Where a theater consists of individual viewing booths for live or entertainment, one (1) space per booth:

Boardinghouses, fraternities and group living quarters – One (1) space per resident;

Colleges and business colleges – One (1) space per three (3) students plus one (1) space per employee;

Drive-through establishments – A drive-through lane with space for a minimum of seven (7) vehicles shall be provided separate from other on-site circulation requirements;

Eating and drinking places and fast food places – One (1) space for each sixty (60) square feet of customer area plus one (1) space for each four hundred (400) square feet of noncustomer area. (Shared parking may be considered in calculating the number of parking spaces required if the planning commission finds that adequate parking is provided for each use due to different operating hours or other characteristics. Any request for consideration of shared parking shall be accompanied by a parking demand study and parking survey as approved by the director of development services);

Hospitals, acute – One (1) space for each patient bed, plus one-half (½) space per employee per shift;

Hospitals, convalescent hospitals and assisted care facilities – One (1) space for each three (3) beds, plus one-half (1/2) space per employee.

Hotels, motels and apartment hotels – One (1) space per sleeping room, plus one (1) space per each three seats in places of assembly;

Recreational use, golf course – Ten (10) spaces per hole;

Recreational use, tennis club – Four (4) spaces per court;

Rest homes and retirement homes – One (1) space for each four (4) beds, plus one-half (½) space per employee;

Schools, elementary and junior high – One (1) space per employee, plus in places of assembly, one (1) space per five (5) seats or twenty-five (25) square feet of floor area, whichever is the lesser;

Schools, high – One (1) space per five (5) students, plus one (1) per employee;

Schools, trade – One (1) space per student, plus one (1) space per employee. (Ord. 84-0-119 (part), 1984; Ord. 84-0-118 § 3, 1984; Ord. 84-0-101 § 2, 1984; Ord. 83-0-105, 1983; Ord. 82-0-106 § 7, 1982; Ord. 81-0-105 § 1, 1981; Ord. 80-0-129 (part), 1981; Ord. 76-0-114 § 4, 1976; Ord. 72-0-109 § 37, 1972; Ord. 71-0-146 § 2, 1971; Ord. 70-0-103 § 1 (part), 1970; Ord. 69-0-113 § 3, 1969; prior code § 25-171).

23.78.035 Calculation of parking spaces based on adjusted gross floor area. The planning commission may approve the use of adjusted gross floor area as a basis for the determination of required parking where it finds that calculation of required parking based on gross floor area would result in an excessive number of parking spaces. Adjusted gross floor area shall exclude common facilities shared by all tenants which do not contribute to building occupancy and shall be limited to mechanical rooms, elevators, foyers, indivisible corridors and hallways. (Ord. 80-0-129 (part), 1981; Ord. 76-0-114 § 5, 1976).

23.78.040 Parking space requirements. (a) "Space" means a single automobile parking space with minimum clear dimensions and aisle width as indicated below:

District	Space (in feet)		Aisle Width (in feet)			
	Width	Length	30 deg.	45 deg.	60 deg.	90 deg.
Residential-Covered	10	20	15	19	20	28
Residential-Uncovered	9.5	19	13	15	20	25
Commercial	9.5	19	13	15	20	25
Commercial-Compact	8.5	15	13	15	20	25
Industrial	9	19	13	15	20	25
Industrial-Compact	8	15	13	15	20	25
Rec. Vehicle	10	30	15	19	20	28

(b) Parking stall length may include a two (2) foot allowance for vehicle overhang of a landscaped area.

(c) When garages or carports are required, the required dimensions of a space shall be measured from the interior of the garage or carport. Carports shall cover the entire length of the space. Garages and carports shall be separated from open parking spaces by a minimum five foot (5') landscaped buffer.

(d) When a garage is specifically required, entry doors shall remain operable at all times, and no structural alteration or permanent obstruction shall be permitted within the required parking area. Use of garages shall be for vehicular and general storage purposes only, and shall not conflict with any applicable building, housing and fire codes.

(e) Parking for the handicapped shall be provided in accordance with state requirements.

(f) In commercial zones all parking spaces shall be striped with double lines one (1) foot apart separating parking stalls. (Ord. 84-0-119 (part), 1984; Ord. 80-0-129 (part), 1981; Ord. 78-0-129 § 2, 1978; Ord. 70-0-103 § 1 (part), 1970; Ord. 69-0-113 § 4, 1969; prior code § 25-172).

(g) A single vehicle space in a drive-through lane shall be 8' x 20'.

Section 23.78.050 - Minimum Loading Space Requirements:

(a) All building which are newly constructed, altered with respect to use or occupancy or expanded shall be provided with off-street loading space per the following schedule unless additional requirements are required by the Planning Commission due to the nature of the proposed use.

Square Feet of Unit Space (Gross Floor Area)	Loading Spaces Required
C-1, C-2, T-C units	
12,000 - 20,000	1 Type A
over - 20,000	1 Type B
M units	
under - 5,000	1 Type A
5,001 - 15,000	1 Type B
15,001 - 50,000	2 Type B
50,001 - and over	3 Type B
C-M units	
5,000 - 10,000	1 Type A
10,000 - 20,000	1 Type B
20,000 - and over	2 Type B

(b) Minimum specifications for loading spaces:

	Length	Width	Vertical Clearance
Type A	20 feet	12 feet	14 feet
Type B	40 feet	12 feet	14 feet

(c) Loading spaces shall not encroach into any drive aisle or other required spaces.

(d) Wherever a loading space is adjacent to parking spaces or a drive aisle there shall be a protective landscaped buffer a minimum five (5) feet wide separating the two.

(e) Loading spaces shall be continuously maintained for as long as the use exists.

(f) Loading spaces shall be adjacent to the loading door which they service. All loading doors shall have a loading space adjacent.

(g) Interior loading spaces must be truck wells or be defined by a permanent masonry wall.

23.78.060 Surface of parking area. Off-street parking area shall be paved and maintained in good and safe condition and shall be so graded and drained as to dispose of all surface water. (Ord. 80-0-129 (part), 1981; Ord. 70-0-103 § 1 (part), 1970; prior code § 25-174(a)).

23.78.080 Lights. Any lights provided to illuminate such parking areas shall be so arranged as to reflect light away from the public right-of-way and from any adjoining residential premises. (Ord. 70-0-103 § 1 (part), 1970; prior code § 25-174(c)).

23.78.090 Walls required. When a parking area abuts a residential zone or any alley abuts a residential zone, except for access drives or walks, and buildings, there shall be a solid masonry wall six (6) feet in height erected along and immediately adjacent to the abutting property line that is the zone boundary. Such wall shall be erected by the developer of the parking lot. Where such a zone boundary is a side property line, the fence shall be reduced in height to three (3) feet within the front yard setback area for the abutting residential zone. (Ord. 70-0-103 § 1 (part), 1970; prior code § 25-174(d)).

23.78.110 Driveway ramps. Driveway ramps shall not extend beyond the property line and driveways below property line elevations shall not exceed a slope of eight (8) percent for a distance of five (5) feet from the property line. (Ord. 70-0-103 § 1 (part), 1970; prior code § 25-174(f)).

23.78.120 Alleys. When a lot abuts upon an existing or proposed alley, all garages or accessory buildings having access from the alley shall be located not less than twenty-five (25) feet from the opposite side of such abutting alley. The ingress and egress to any such garage or accessory building housing, or intended to house, any motor vehicle shall be from such abutting alley only and not from the street. (Ord. 70-0-103 § 1 (part), 1970; prior code § 25-174(g)).

23.78.130 Landscaping. Landscaping consisting of trees, shrubs, vines, ground cover or any combination thereof shall be installed and maintained according to the following standards:

(1) Drive aisles and paved portions of parking spaces may not encroach into any required set back except that in the PUD zone they may encroach ten feet (10').

(2) Internal landscaping in addition to required setbacks and equal to at 5% of the parking area, including driveways, is required and shall be located in the area devoted to parking.

(3) Any landscaped area shall be separated from any adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular curb a minimum of one (1) foot wide may be used.

(4) The height of boundary or interior landscaping shall be limited to a height not to exceed three (3) feet, or in the case of trees, no branch shall be below six (6) feet, when within fifteen (15) feet of the point of intersection of:

- (A) A vehicular trafficway or driveway and a street;
- (B) A vehicular trafficway or driveway and sidewalk;
- (C) Two (2) or more vehicular trafficways, or driveways, or streets.

(5) Watering. Permanent watering facilities shall be provided for all landscaped areas.

(6) Maintenance. Required landscaping shall be maintained in a neat, clean, and healthy condition. This includes pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants where necessary, and the regular watering of all plant material.

(7) Landscaping shall be equally distributed throughout the parking area.

(8) Where a drive aisle abuts the side of a parking space a landscaped planter, a minimum of five (5) feet wide, shall separate the parking space from the drive aisle.

(9) Any unused space resulting from the design of the parking area shall be used for landscaped purposes. (Ord. 80-0-129 (part), 1981; Ord. 70-0-103 § 1 (part), 1970; Ord. 446 § 1, 1967; prior code § 25-174(h)).

23.78.140 Parking and storage of recreational vehicles in residential districts. Purpose. The purpose of this section and Sections 23.78.145 through 23.78.160 is to encourage traffic safety, promote property values, and preserve the attractive appearance of the city's residential areas. These objectives are to be promoted by the regulation of the locations in which motor vehicles, trailers, camper units, boats, and other recreational apparatus may be parked or stored. (Ord. 76-0-124 § 2 (part), 1976; Ord. 71-0-141 § 2 (part), 1971; prior code § 25-174.1(a)).

23.78.145 Parking and storage within required front yard setback. (a) Trailers. Camper Units, Boats, and Other Recreational Apparatus. Such apparatus is regulated as follows:

(1) General. Trailers, camper units, boats, and other recreational apparatus shall not be parked or stored within the required front yard setback.

(2) Exceptions. Exceptions are as follows:

(A) For the purpose of loading and unloading, cleaning and the performance of routine maintenance, trailers and recreational devices may be parked within the front yard setback on the following days:

- (i) Friday through Monday;
- (ii) Legal (federal) holidays;
- (iii) The day before and the day following any legal holiday.

(B) The person designated by the city administrator shall be authorized to approve temporary recreational vehicle parking permits, subject to the following conditions:

(i) The request shall be filed with the person designated by the city administrator twenty-four (24) hours prior to its effective date.

(ii) The permit shall be valid for a period not to exceed three (3) days.

(b) Motor vehicles. Motor vehicles (including motor homes and campers mounted on a truck body) may be parked within the required front yard setback, subject to the following conditions:

- (1) The vehicle shall not project into the public right-of-way.
- (2) The vehicle shall not be parked in a manner which would adversely affect traffic safety.
- (3) Vehicles shall be operable and shall have the current year's registration.
- (4) No human habitation is allowed.

(5) The vehicle shall be parked on a driveway or other parking space which conforms to city standards. (Ord. 83-0-108 § 1, 1983; Ord. 76-0-124 § 2 (part), 1976).

23.78.150 Parking and storage behind required front yard setback. (a) Trailers, Camper Units and Other Recreational Apparatus. Trailers, camper units, and other recreation apparatus may be parked or stored behind the required front yard setback, subject to the following conditions:

(1) Trailer or apparatus shall be screened in accordance with city standards.

(2) No human habitations allowed.

(b) Motor Vehicles. Storage regulations are as follows:

(1) General. Motor vehicles may be parked or stored behind the required front yard setback subject to the following conditions:

(A) Motor vehicle shall be screened in accordance with city standards.

(B) No human habitation is allowed.

(2) Exception. Motor vehicles parked or stored on a driveway which provides access from a public street to a garage shall not require screening. (Ord. 76-0-124 § 2 (part), 1976: Ord. 76-0-111 (part), 1975: Ord. 71-0-141 § 2 (part), 1971: prior code § 25-174.1(b)).

23.78.155 Parking and storage within a side yard abutting a street. (a) Trailers and Recreational Apparatus. Trailers and recreational apparatus may be parked in a required side yard which abuts a street if screened in accordance with city standards.

(b) Motor Vehicles. Motor vehicles may be parked on an approved driveway which provides access from a public street to a garage. (Ord. 76-0-124 § 2 (part), 1976).

23.78.160 Time period to conform to screening requirement. Motor vehicles, trailers and recreational apparatus which are legally parked or stored prior to the adoption of this section shall comply with the screening requirements of this section by January 1, 1978. (Ord. 76-0-124 § 2 (part), 1976: Ord. 75-0-111 (part), 1975: Ord. 71-0-141 § 2 (part), 1971: prior code § 25-174.1(c)).

23.78.170 Parking and storage of commercial vehicles in residential districts. (a) Definition: For the purpose of this section "commercial vehicle" shall mean every self-propelled vehicle used or maintained for the transportation of persons for hire, compensation or profit or used and maintained primarily for the transportation of property including, but not limited to, tractors, vans, trailers, panel trucks, dump trucks, but excluding vans and pickups with wheel bases less than one hundred fifty (150) inches.

(b) Restrictions. Parking or storing of commercial vehicles in residential districts for any length of time is prohibited. Vehicles shall not be parked or stored on:

(1) Vacant or undeveloped property;

(2) Occupied or developed property on driveways, front, side and rear yard setbacks.

(c) Exception. Commercial vehicles may park for the purpose of making pickups and deliveries of materials and merchandise from or to any building or site. (Ord. 80-0-129 (part), 1981: Ord. 77-0-127, 1977).

Chapter 23.79

ANTENNA TOWERS

Sections:

- 23.79.010 Purpose.
- 23.79.020 Definition.
- 23.79.030 Administrative procedures.
- 23.79.040 General provisions.
- 23.79.050 Exceptions.

23.79.010 Purpose. The purpose of this chapter is to control the installation of exterior radio antenna towers. It is recognized that unrestricted use of these installations will be contrary to the city's efforts to stabilize economic and social aspects of neighborhood environments and the city's efforts to promote safety and aesthetic considerations, family environments and a basic residential character within the city. It is the intent of this chapter to permit antenna towers where they can be installed without creating an adverse economic, safety and aesthetic impact on neighboring property owners and the overall community. (Ord. 79-0-104 (part), 1979).

23.79.020 Definition. (a) "Antenna" means any system of wires, poles, rods, reflecting discs or similar devices used for transmission or reception of electromagnetic waves, including devices having active elements extending in any direction and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom which may be mounted upon and rotatable through a vertical mast interconnecting the boom and a support for the antenna.

(b) "Tower" means any fabricated structure or device, including guy wires, used to support one or more antennas as defined in subsection (a) of this section and to maintain said antennas at the proper elevation. (Ord. 79-0-104 (part), 1979).

23.79.030 Administrative procedures. (a) Permit Required. No tower shall be installed in any zone district within the city without first obtaining a building permit and complying with the regulations of this code; provided that no building permit shall be required:

(1) If the total weight of the tower and antenna is fifty pounds or less.

(b) Uniform Building Code Applicable. The installation of any tower shall comply with minimum structural and safety regulations for "structures" as required by the latest adopted Uniform Building Code.

(c) Submittal Requirements. Before a building permit shall be granted for a tower, the applicant shall submit the following:

- (1) Site plan;
- (2) Manufacturer's specification for the tower;
- (3) Details of footings, guys and braces;
- (4) Details of attaching or affixing antenna to the tower;
- (5) Elevations sufficient to fully describe the proposed structure;
- (6) Design methods to discourage the climbing of tower apparatus by children;
- (7) Written consent of the property owner. (Ord. 79-0-104 (part), 1979).

23.79.040 General provisions. (a) Location. Towers and any supporting masts and guy wires shall be located on the rear one-half of the main building or lot and shall not encroach into the required side and rear yard setbacks for accessory structures in the zoned district in which such tower is located.

(b) Size and Number Allowed. Not more than one tower shall be erected or thereafter maintained on any property.

(c) Height. No part of the tower shall extend to a height of more than six feet above the maximum allowable height for any main building in the zoned district in which such tower is located. (Ord. 79-0-104 (part), 1979).

23.79.050 Exceptions. Nothing contained in this chapter shall prevent the installation and maintenance of towers necessary for the operation of public authorities for the protection of the health, safety and welfare of the community; provided that the installation and maintenance of said tower shall in all other respects be subject to the provisions of this chapter. (Ord.

Chapter 23.80

SATELLITE DISH ANTENNAS

Sections:

- 23.80.010 Purpose.
- 23.80.020 Definition
- 23.80.030 Administrative procedures.
- 23.80.040 General provisions.

23.80.010 Purpose. The purpose of this chapter is to control the installation of satellite dish antennas. It is recognized that unrestricted use of these installations will be contrary to the city's efforts to stabilize economic and social aspects of neighborhood environments and the city's efforts to promote safety and aesthetic considerations, family environments and a basic residential character within the city. It is the intent of this chapter to permit antennas where they can be installed without creating an adverse economic, safety and aesthetic impact on neighboring property owners and the overall community. (Ord. 85-0-128 (part), 1985).

23.80.020 Definition. "Satellite dish antenna" means a parabolic and/or disc-shaped antenna of either solid or mesh construction, intended for the purpose of receiving communications from an orbiting satellite transceiver. (Ord. 85-0-128 (part), 1985).

23.80.030 Administrative procedures. (a) Permit Required. No satellite dish antenna shall be installed in any zone district within the city without first obtaining a building permit and complying with the regulations of this code; provided that no building permit shall be required:

(1) If the diameter of the antenna is four (4) feet or less.

(b) Uniform Building Code and National Electrical Code Applicable. The installation of any satellite dish antenna shall comply with minimum structural, electrical and safety regulations for "structures" as required by the latest adopted U.B.C. and N.E.C.

(c) Submittal Requirements. Before a building permit shall be granted for a satellite dish antenna, the applicant shall submit two (2) sets of the following:

(1) Dimensioned site plan showing proposed location of antenna;

(2) Manufacturer's specifications;

(3) Details of footings, guys, braces;

(4) Details of attaching or fixing antenna to the roof (if applicable);

(5) Elevations sufficient to fully describe the proposed structure and any required screening

(6) Written consent of the property owner. (Ord. 85-0-128 (part), 1985).

23.80.040 General provisions. (a) Number. No more than one dish antenna shall be permitted on a residential lot.

(b) Color. All dish antennas not screened shall be painted a nonreflective earthtone color.

(c) Advertising. Dish antennas shall not be used for advertising purposes.

(d) Screening.

(1) Dish antennas shall be screened in all commercial and industrial zones.

(2) All screening shall be opaque and architecturally compatible with existing structures.

(e) Ground Mounted Antennas.

(1) Size. The diameter of a ground mounted dish antenna shall not exceed ten (10) feet.

(2) Height. The height of any portion of a ground mounted dish antenna shall not exceed fifteen (15) feet.

(3) Location. In all residential zones, ground mounted dish antennas shall be located on the rear one-half of the lots.

(4) Other. Ground mounted dish antennas shall not impact required parking, circulation or landscaping.

(f) Roof Mounted Antennas.

(1) Size. The diameter of any roof mounted dish antenna shall not exceed six (6) feet.

(2) Height. No part of a roof mounted dish antenna shall extend to a height more than six (6) feet above the highest point of the roof to which it is attached.

(3) Location. In all residential zones, roof mounted dish antennas shall be mounted on the rear one-half of the building and on the lower two-thirds of the roof plane to which it is attached.

(4) Construction. In all residential zones, roof mounted dish antennas shall be of a mesh construction.

(g) Wiring. All electrical and antenna wiring shall be placed underground or otherwise screened from view.

(h) Permanent Mounting. All dish antennas shall be permanently mounted, and no antenna may be installed on a portable or movable structure such as a trailer or motor vehicle. (Ord. 85-0-128 (part), 1985).

Chapter 23.81

GENERAL REGULATIONS AND EXCEPTIONS

Sections:

23.81.010	General provisions and exceptions.
23.81.020	Home occupations.
23.81.040	Group dwellings.
23.81.050	Use permit required for certain uses.
23.81.060	Accessory uses and buildings in any "C" or "M" district.
23.81.070	Public utility distribution facilities.
23.81.080	Removal or bulk storage of natural materials.
23.81.090	Height limits—Generally.
23.81.100	Height limits—Fences and walls.
23.81.110	Building site area.
23.81.120	Yards.
23.81.130	Building setback lines.
23.81.140	Application waiting period.
23.81.150	Location of wells.
23.81.160	Large family day care homes.

23.81.010 General provisions and exceptions. The regulations specified for this title shall be subject to the general provisions and exceptions in this chapter. (Prior code § 25-175).

23.81.020 Home occupations. (a) The purpose of this section is to allow accessory activities of a nonresidential nature in dwelling units provided they are compatible with the neighborhood in which they are located.

(b) If a business can meet the following criteria, it shall be acceptable as a home occupation.

- (1) No employees other than family members;
- (2) No more than one (1) room in the residence or accessory building shall be used for the home occupation;
- (3) No use of materials or equipment beyond that normally used for household and/or hobby purposes;
- (4) No use of utilities or community facilities beyond that normally used for residential purposes;
- (5) No outside storage of stock or merchandise;
- (6) Inside storage of stock or merchandise only in that area of the residence or accessory building used for the home occupation;
- (7) No direct sale or display to be conducted on the premises;

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(8) Neither the interior nor the exterior of the residence shall be altered or remodeled for home occupation purposes. Neither shall the nonresidential use be evident from outside the residence due to sounds, odors, vibrations, etc.;

(9) The garage shall neither be altered nor used so as to reduce the number of covered parking spaces required by the district within which the use is located;

(10) There shall be no additional pedestrian or vehicular traffic generated by the use beyond that normal to the district within which it is located;

(11) There shall be no use of commercial vehicles for delivery of materials to or pickup from the premises;

(12) Truck storage shall be limited to one (1) pickup;

(13) There shall be no signs or structures other than those permitted in the district within which the use is located.

(c) The application for the home occupation shall be approved by the planning division prior to issuance of a business license. (Ord. 77-0-111 § 3, 1977: prior code § 25-176).

23.81.040 Group dwellings. Group dwellings, such as: boarding homes, nursing homes, rest homes, boarding schools, sororities, fraternities, or private residence clubs shall be permitted only in residential and commercial districts and shall not be established unless a use permit shall first have been secured for establishment, maintenance and operation of such use. **EXCEPTION:** No use permit shall be required for a residential care facility. For purposes of this section a residential care facility shall be defined as a single-family residence in an R-A, R-1 or R-2 zone in which twenty-four-hour supervised non-medical care is provided for six or fewer persons. (Ord. 79-0-126 (part), 1979: Ord. 68-0-103 § 1, 1968: prior code § 25-177.1).

23.81.050 Use permit required for certain uses. The city recognizes that certain uses have special operational characteristics which have the potential to adversely affect adjoining businesses and/or property owners. Accordingly, the city wishes to review these uses on an individual basis. Said uses shall include the following:

(1) Game arcades; includes any establishment having three or more mechanical or electronic games of chance, skill or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale;

(2) Indoor amusement facilities; includes, but is not limited to, theaters, bowling alleys, roller and ice skating rinks and establishments having dance floors;

(3) Outdoor amusement facilities; includes but not limited to, miniature golf courses, race tracks and water slides;

(4) Health clubs; includes, but not limited to, racquetball clubs, swim clubs, tennis clubs and gymnasiums;

(5) Sale and/or manufacture of gasoline, alcohol, methanol and similar fuels;

(6) Conversion and/or expansion of service station facilities to other uses;

(7) Establishments that sell alcoholic beverages including on and off-sale;

(8) All other uses determined by the planning commission to be similar to those listed.

The above uses shall require a use permit pursuant to Chapter 23.87. In approving the use permit the planning commission shall consider the following: operating hours; impacts on adjacent businesses and/or residences; impacts on existing parking; impacts on city services; concentrations of similar uses. Where large assemblages of people are involved, the planning commission shall consider the ability of the operators to provide services for and control the number of persons expected to attend. (Ord. 82-0-100 § 1, 1982: Ord. 81-0-123 § 2, 1981: Ord. 73-0-120 § 1, 1973; Ord. 70-0-121 § 2, 1970: Ord. 70-0-105 § 1, 1970: prior code § 25-177.2).

23.81.060 Accessory uses and buildings in any "C" or "M" district. Accessory uses and buildings in any "C" or "M" district may be permitted where such uses or buildings are incidental to and do not alter the character of the premises in respect to their use for purposes permitted in the district. Such accessory buildings shall be allowed only when constructed concurrent with or subsequent to the main building. (Prior code § 25-178).

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23.81.070 Public utility distribution facilities. Public utility distribution and transmission line towers and poles and underground facilities for distribution of gas, water and electricity shall be allowed in all districts, without limitation as to height or without obtaining a use permit therefor; provided however, that all routes of proposed gas, water, telephone and electric transmission shall be submitted to the planning commission for its approval prior to acquisition of a right-of-way therefor. (Prior code § 25-179).

23.81.080 Removal or bulk storage of natural materials. The removal or bulk storage of minerals, earth and other natural materials may be permitted, providing a use permit shall first be obtained in each case. (Prior code § 25-180).

23.81.090 Height limits – Generally. Chimneys, silos, cupolas, flag poles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits provided a use permit is first obtained in each case. Local distribution poles for public utilities may be allowed in all districts to a greater height than allowed in the district in which they are to be located without receiving a use permit. (Prior code § 25-181 (a)).

23.81.100 Height limits – Fences and walls. Fences and walls in any district shall be subject to the following height and location restrictions:

(1) **Front Yard.** In required front yards, the maximum height of a solid fence or wall should be three (3) feet above the surface of the ground. However, a wrought iron fence may be erected, not to exceed a maximum height of six (6) feet above the surface of the ground.

(2) **Side and Rear Yard.** In required side and rear yards, including the street sides of corner lots, the minimum height shall be six (6) feet above the surface of the ground, provided that:

(a) Sight clearance is maintained, in accordance with the standards of the city, for any vehicular access adjacent to said fence or wall;

(b) Where a grade differential exists between building sites in any rear or side yard, the height of the fence or wall shall be a minimum of six (6) feet above the highest finished grade, except as required for sight clearance. (Ord. 79-0-129, 1980: prior code § 25-181 (b)).

23.81.110 Building site area. Any lot or parcel of land under one (1) ownership and of record thirty (30) days before the effective date of this chapter, and where no adjoining land is

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owned by the same person, may be used as a building site even when of less area or width than that required by the regulations for the district in which it is located. (Prior code § 25-182).

23.81.120 Yards. (a) No structure of any type shall be located within five (5) feet of any alley in any district, unless such alley is thirty (30) feet or more in width.

(b) Any Multiple Family Development. No garage shall be located any further than one hundred (100) feet from the apartment unit which it is designed to serve: provided however, that the planning commission may approve a greater distance if it finds that improved design results from increasing such distance; and further provided, that such approval shall be by no less than three-fourths (3/4) of the voting members of the planning commission.

(c) Architectural features such as cornices, eaves and canopies may not extend closer than three (3) feet to any side lot line.

(d) Open uncovered porches, landing places or outside stairways may project not closer than four (4) feet to any side lot line, and not exceeding six (6) feet into any required front or rear yard.

(e) In case an accessory building is attached to the main building it shall be made structurally a part of and have a common roof with the main building, and shall comply in all respects with the requirements of this title applicable to the main building. Unless so attached, an accessory building in an "R" district shall be located on the rear one-half (1/2) of the lot and at least ten (10) feet from any dwelling building existing or under construction on the same lot, or any adjacent lot. Such accessory building shall not be located within five (5) feet of any alley or within one (1) foot of the side line of the lot, or in the case of a corner lot, to project beyond the front yard required or existing on the adjacent lot.

(f) Special yards and distances between buildings in "R-3" districts:

- (1) Distance between buildings in any dwelling group – minimum ten (10) feet;
- (2) Side yard, providing access to single row dwelling group – minimum twelve (12) feet;
- (3) Inner court, providing access to double row dwelling group – minimum twenty (20) feet. (Prior code § 25-183).

23.81.130 Building setback lines. The following setbacks shall be required when any land borders on a major, primary or collector street as designed on the officially adopted street and highway plan element of the general plan:

- (1) Front, side or rear yard abutting highway or street measured from centerline:

DISTRICT	Building Line for Secondary Highway (in feet)(80' R/W)			Building Line for Primary Highway (in feet)(100' R/W)			Building Line for Major Highway (in feet)(120' R/W)		
	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear
R-A	60	50	50	70	60	60	80	70	70
R-1	60	50	50	70	60	60	80	70	70
R-2	60	50	50	70	60	60	80	70	70
R-G	60	60	60	70	65	65	80	75	75
R-3	60	50	60	70	60	60	80	70	70
R-4	60	50	60	70	60	60	80	70	70
C-O	55	50	50	65	60	60	75	70	70
C-1	55	50	50	65	60	60	75	70	70
C-2	40	40	40	50	50	50	60	60	60
C-M	40	40	40	50	50	50	60	60	60
M-GM	40	40	40	50	50	50	60	60	60
P-M	60	50	50	70	60	60	80	70	70
T	55	50	50	65	60	60	75	70	70

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(2) Dedication of land required for development of a major, primary or secondary street shall be required at time of the subdivision of any land, or where no subdivision is involved, at time of development. Improvement shall be required as a condition of any use permit or variance and preceding any change of land use;

(3) Where four or more lots in a block have been improved with buildings (not including accessory buildings), the minimum required shall be the average of the improved lots, if less than the aforesaid requirements;

(4) On any parcel of land of an average width of less than fifty (50) feet, which parcel was under one (1) ownership at the time of, or is shown as a lot on any subdivision map filed in the office of the county recorder prior to the adoption of the ordinance codified herein, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to ten (10) percent of the width of such parcel, but in no case to less than three (3) feet;

(5) Every building or portion thereof which is designed or used for any dwelling purpose in any "C" district shall comply with the provisions of this title as to side yards which are required in "R" districts; provided that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required;

(6) See fire control regulations in Uniform Building Code;

(7) No stable, paddock, coop, pen or other enclosure for the maintenance or raising of animals or fowls shall be established or maintained closer than one hundred (100) feet from the front lot line or closer than twenty (20) feet to any residence. (Prior code § 25-184).

23.81.140 Application waiting period. (a) Where the planning commission or city council of the city denies a permit or approval listed in this title, the planning division shall not accept the denied application again for a period of six months after the denial.

(b) The planning division may sooner consider an application previously denied if the application corrects the deficiencies upon which the denial was based. (Ord. 78-0-121, 1978).

23.81.150 Location of wells. (1) Oil well locations shall be in accordance with the requirements of the state.

(2) No habitable structure shall be constructed within a one hundred-foot radius of an oil well; water injection, pumping unit or other type. (Ord. 79-0-126 (part), 1979).

23.81.160 Large family day care homes. (a) Large family day care homes, as defined in Section 23.04.391, shall be permitted only in the R-A, R-1, R-2, R-G, R-3, RPC and C-O zones and shall not be established unless a special use permit has been approved as follows:

(1) An application for a special use permit for a large family day care home shall be submitted to the planning department for review and approval by the director of development services.

(2) The application shall include a site plan, statement of use and prescribed fee as established in Section 5.16.160.

(3) A decision date shall be set a minimum of twenty-one (21) days from date of submittal.

(4) Not less than ten (10) days prior to the decision date by the director of development services, notice of the proposed use shall be mailed to all property owners as shown on the last equalized assessment roll within a one hundred (100) foot radius of the exterior boundaries of the proposed large family day care home.

(5) A decision on the permit shall be made by the director of development services without a hearing, unless one is requested by either the applicant or other affected person. If so requested, the hearing shall be scheduled for the next available planning commission meeting.

(6) All decisions of the director of development services may be appealed to the planning commission.

(b) Additional requirements include:

(1) Houses must have:

(A) A block wall a minimum of six (6) feet on rear and side property lines:

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- (B) Two (2) car garage;
- (C) Comply with zoning and building code regulations for single-family residences.
- (2) Prior to approval of a special use permit, houses shall:
 - (A) Be inspected to insure compliance with building and zoning regulations for single-family residences;
 - (B) Show proof of compliance with standards of the State Fire Marshal as adopted in Title 24 of the California Administrative Code. (Ord. 84-0-116 § 2 (part), 1984).

Chapter 23.84

NONCONFORMING USES AND BUILDINGS

Sections:

- 23.84.010 Nonconforming use of land.
- 23.84.020 Nonconforming use of buildings.
- 23.84.030 Nonconforming buildings.
- 23.84.040 Exceptions.

23.84.010 Nonconforming use of land. The lawful use of land existing at the time of the adoption of this title, although such use does not conform to the regulations herein specified for the district in which such land is located, may be continued; provided that no such use shall be enlarged or increased, nor be extended to occupy a greater area than that occupied by such use at the time of the adoption of this title, and that if any such use ceases the subsequent use of such land shall be in conformity to the regulations specified by this title for the district in which such land is located. (Prior code § 25-190).

23.84.020 Nonconforming use of buildings. (a) The lawful use of building existing at the time of the adoption of this title may be continued, although such use does not conform to the regulations specified for the district in which the building is located.

(b) The nonconforming use of a portion of a building may be extended throughout the building; provided that in each case a use permit shall first be obtained.

(c) The nonconforming use of a building may be changed to a use of the same or more restricted nature; provided that in each case a use permit shall first be obtained.

(d) If the nonconforming use of a building and/or operations within a building ceases for a continuous period of one (1) year, it shall be considered abandoned and shall thereafter be used only in accordance with the regulations for the district in which it is located. (Prior code § 25-191).

23.84.030 Nonconforming buildings. (a) No Use Permit Required. (1) Ordinary maintenance and repairs may be made to any nonconforming building; provided that no structural alterations and/or additions are made provided that such maintenance and repairs do not exceed fifteen (15) percent of the fair market value of said building in any one- (1-) year period:

(2) Any repairs necessary to bring a nonconforming building into compliance with city codes regardless of whether such repairs exceed fifteen (15) percent of the fair market value of said building in any one- (1-) year period; provided that the total floor area in said building shall not be increased.

(b) Use Permit Required. (1) Ordinary maintenance and repairs to any nonconforming building which exceed fifteen (15) percent of the fair market value of said building in any one- (1-) year period.

(2) Any structural alterations and/or additions; provided that the total floor area of said building shall not be increased by more than twenty (20) percent or one hundred twenty (120) square feet whichever is greater.

(3) As a condition to any use permit granted pursuant to subdivisions (1) and/or (2) of this subsection, said building shall be brought into conformity with those city codes deemed necessary to protect the health, safety and welfare of the present and/or future inhabitants thereof. (Ord. 79-0-114 § 1, 1979; prior code § 25-192).

23.84.040 Exceptions. Nothing contained in this title shall be deemed to require any change in the plans, construction or designated use of any building for which a building permit has properly been issued, in accordance with the provisions of ordinances then effective and upon which actual construction has been started prior to the effective date of this title; provided that in all such cases actual construction shall be diligently carried on until completion of the building. (Prior code § 25-193).

Chapter 23.87

USE PERMITS

Sections:

23.87.010	Generally.
23.87.020	Application.
23.87.030	Public hearing.
23.87.040	Action by planning commission.
23.87.050	Appeal to city council.
23.87.060	Building permits.
23.87.070	Revocation.
23.87.080	Time limit.

23.87.010 Generally. Use permits, revocable, conditional or valid for a term period may be issued for any of the uses or purposes for which such permits are required or permitted by the terms of this title. (Prior code § 25-194).

23.87.020 Application. Application for use permits shall be made in writing by owners of the property, or lessee, purchase in escrow or by owner's authorized representative with the consent of the owner, on a form prescribed by the planning commission. The application shall be accompanied by:

- (1) Sixteen (16) sets of a plot plan drawn to scale, showing the location of property, boundaries and improvements proposed, all dimensioned;
- (2) The fee established by the city council by ordinance;
- (3) A list of all property owners within three hundred (300) feet of the exterior boundary lines of the property involved in the application as certified by a title insurance company authorized to do business in Orange County, California. Such list shall be typed in duplicate upon gummed labels ready for mailing, and shall be accompanied by a location map. (Ord. 68-0-130 § 1, 1968: prior code § 25-195).

23.87.030 Public hearing. A public hearing shall be held within forty-five (45) days after filing of the application. At least eight (8) days prior to the public hearing, the planning commission shall cause notices of the time and place of such hearing to be mailed to all property owners named in the certified list required to be filed with the planning commission by the applicant. Failure of any property owner to receive such notice shall not affect the validity of the hearing. (Ord. 84-0-110 § 1 (part), 1984: Ord. 68-0-130 § 2, 1968: prior code § 25-196).

23.87.040 Action by planning commission. The planning commission shall approve the use permit application only if:

- (1) The proposed use will not be detrimental (A) to the general health, safety, morals, comfort, or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city; or (B) injurious to property or improvements in the neighborhood or within the city, and;
- (2) The proposed use will be consistent with the latest adopted general plan, and;
- (3) Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the use permit approval. (Ord. 75-0-109 (part), 1975: prior code § 25-197).

23.87.050 Appeal to city council. (a) The decision of the planning commission shall be final unless appealed in writing to the city council by the applicant or any other interested person (as defined at Section 23.04.369) within ten (10) calendar days. The letter of appeal shall be accompanied by a processing fee as listed in Chapter 5.16 of the municipal code. The letter shall be filed with the city clerk's office;

(b) Any member of the city council may appeal the decision of the planning commission in writing within ten (10) calendar days. The letter shall be filed with the city clerk's office;

(c) The city council shall hold a public hearing and notices shall be mailed as set forth in Section 23.87.030. Notices shall also be given to the applicant, the planning commission and the appellant. The planning commission shall submit a report and meeting minutes to the city council, setting forth the reasons for action taken by the commission.

(d) The city council shall make its own determination as to whether the proposed use meets the standards outlined in Section 23.87.040 and may approve, modify, or disapprove the decision of the planning commission. Any significant modification of the use permit, not previously considered by the planning commission during its hearing, may be, but is not required to be, referred to the planning commission for report and recommendation. The planning commission shall not hold a public hearing on the proposed modification. Failure to report upon the proposed modification within forty (40) days, or such longer period as the council may designate, shall be deemed an approval of the proposed modification. (Ord. 81-0-115 (part), 1981; Ord. 75-0-109 (part), 1975: Ord. 68-0-130 § 3, 1968: prior code § 25-198).

23.87.060 Building permits. No building permit shall be issued in any case where a use permit is required by the terms of this title until seven (7) days after the granting of such use

permit by the planning commission, or after granting of such use permit by the city council in the event of appeal and then only in accordance with the terms and conditions of the use permit granted. (Prior code § 25-199).

23.87.070 Revocation. (a) Any use permit granted in accordance with the terms of this title shall be revoked if any of the conditions or terms of such permit are violated, or if any law or ordinance is violated in connection therewith.

(b) The planning commission shall hold a hearing on any proposed revocation after giving written notice to the permittee at least ten (10) days prior to the hearing and shall submit its recommendation to the city council. The city council shall act thereon within thirty (30) days after receipt of the recommendations of the planning commission. (Ord. 78-0-128 § 1, 1978: prior code § 25-200).

23.87.080 Time limit. (a) Any use permit granted in accordance with the terms of this title shall expire if not used within one (1) year from the date of final approval.

(b) For new construction only, any use permit granted in accordance with the terms of this title shall expire if not used within two (2) years from the date of final approval.

(c) Application may be made to the planning director for a one (1) year extension on new construction only. No more than one (1) extension shall be allowed. (Ord. 83-0-120 § 1, 1983: Ord. 78-0-128 § 2, 1978).

Chapter 23.89

ADULT ENTERTAINMENT FACILITIES

Sections:

- 23.89.010 Purpose.
- 23.89.020 Definitions.
- 23.89.030 Location.
- 23.89.040 - Off-street Parking.
- 23.89.050 - Review by Planning Commission.

Section 23.89.010 - Purpose:

The City Council finds that adult entertainment facilities have been shown in various studies to have deleterious social and economic effects on adjacent areas. The primary purpose of this ordinance is not to ban this use or regulate the content of adult businesses. The purpose of this ordinance is to permit adult entertainment facilities in locations which will minimize the adverse secondary effects created by their establishment.

23.89.020 Definitions. Adult entertainment businesses are defined as follows:

- (1) "Adult book/videotape/film store" means an establishment having as a substantial or significant portion of its stock in trade, books, magazines, videotapes, films, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" or an establishment with a segment or section devoted to the sale or display of such material.
- (2) "Adult motion picture theater" means an enclosed building used for presenting material distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
- (3) "Adult hotel or motel" means a hotel or motel wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas".
- (4) "Adult motion picture arcade" means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas".
- (5) "Cabaret" means a nightclub, theater or other establishment which features live performances by topless and/or bottomless dancers, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on "specified sexual activities" or "specified anatomical areas".
- (6) "Massage establishment" means any establishment defined as a massage establishment pursuant to Section 6.62.010 of the Placentia Municipal Code where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs.
- (7) "Model studio" means any business where, for any form of consideration or gratuity, figure models who display "specified anatomical areas" are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
- (8) "Sexual encounter center" means any business, agency or person who, for any form of consideration or gratuity, provides a place where two or more persons, not all members of the same family, may congregate, assemble or associate for the purpose of engaging in "specified sexual activities" or exposing "specified anatomical areas."

(9) Any other business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," including such types of businesses known as adult dance studios, men's social clubs and rap studios which meet such definition.

(10) "Specified sexual activities" shall include the following:

(a) Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral anal copulation, direct physical stimulation of unclothed genitals, and any of the following depicted sexually oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellation, necrophilia, pederasty or pedophilia;

(b) Clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence;
or

(c) Use of human or animal masturbation, sodomy, oral copulation, coitus, ejaculation; or

(d) Fondling or touching of nude human genitals, pubic region, buttocks or female breast.

(11) "Specified anatomical areas" shall include the following:

(a) Less than completely and opaquely covered (1) human genitals, pubic region; (2) buttock, and (3) female breast below a point immediately above the top of the areola; and

(b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered. (Ord. 80-0-123 § 1, 2, 1980; Ord. 80-0-114 § 1 (part), 1980).

Section 23.89.030 - Location:

Adult entertainment facilities shall be permitted only as follows:

(1) in the T-C, Town Center and C-2, Community Commercial, zones;

(2) no closer than 1,000 feet from any similar use;

(3) no closer than 1,000 feet from any parcel of land which contains a school, park, playground, public building or place of worship;

(4) no closer than 500 feet from any residentially zoned property.

Section 23.89.040 - Off-street Parking:

The provisions of Chapter 23.78 shall apply in determining the amount of parking space required.

Section 23.89.050 - Review by Planning Commission:

(a) The Planning Commission shall review all applications for Adult Entertainment Facilities for compliance with the purpose and criteria of this chapter. There shall be a public hearing during which evidence may be presented concerning potential secondary physical, social and economic impacts of the use on neighboring properties.

(b) The Planning Commission shall give notice of the time and place of any review by at least one (1) publication in a newspaper of general circulation within the city at least ten (10) calendar days prior to such a review. In addition, notices shall be posted on the property at least five (5) days before the date set for the review.

Chapter 23.90

SIGNS – ADVERTISING STRUCTURES*

Sections:

23.90.010	Definitions.
23.90.020	Purpose–Intent.
23.90.030	Permit Required.
23.90.040	Issuance of permit.
23.90.050	Stop orders.
23.90.060	Exemptions.
23.90.070	Nonconforming signs.
23.90.080	Removal of obsolete signs.
23.90.090	Maintenance.
23.90.100	Prohibited signs.
23.90.110	Advertising on public property.
23.90.120	Temporary political signs.
23.90.130	Temporary advertising for new residential developments.
23.90.140	Off-site directional signs.
23.90.150	Temporary advertising for developments other than new residential developments.
23.90.160	Temporary advertising devices.
23.90.170	Signs in residential zones.
23.90.180	Signs in commercial districts.
23.90.190	Signs in the Santa Fe commercial district.
23.90.200	Signs in industrial districts.
23.90.210	Signs for service stations.
23.90.220	Variances.

23.90.010 Definitions. For the purpose of this chapter, certain terms used herein are defined as follows:

- (1) "Balloon" means an inflatable bag or other inflatable device of any size.
- (2) "Billboard" means any sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises, and only incidentally on the premises if at all.
- (3) "Building frontage" means the lineal extent of a building or unit along either a street or a public parking area serving the business, not including loading or service areas.
- (4) "Business identification sign" means any sign erected or maintained for the purpose of identifying a bonafide business being conducted upon the premises on which the sign is located.
- (5) "Center identification sign" means a free-standing sign structure containing the name identifying an integrated business development, and may also include identification signs on which the names and nature of business only within the development are uniformly displayed.
- (6) "Doubleface sign" means a single sign with two (2) parallel sign faces back-to-back.
- (7) "Electric sign" means an advertising structure served or energized with electrical current for purpose of illuminating or for any other purpose.
- (8) "Free-standing sign" means any permanent sign not attached to a building.
- (9) "Freeway" means a highway with respect to which the owners of abutting lands have no right of easement or access to or from their abutting lands, or in respect to which such owners

* Prior history: prior code §§ 25-227 through 25-248.1 as amended by Ords. 68-0-114, 68-0-135, 69-0-114, 69-0-118, 70-0-121, 71-0-156, 72-0-109, 73-0-120, 74-0-108, 74-0-113, 75-0-101, 75-0-110, 76-0-130, 78-0-107, 82-0-129, 82-0-133 and 83-0-123; Ord. 84-0-101.

have only limited or restricted easement or access, and which is declared to be such in compliance with the Streets and Highways Code of the state.

(10) “Integrated development” means a development consisting of five (5) or more inter-related business establishments, in separate units, using common driveways and on site parking facilities.

(11) “Monument sign” means a low profile sign, not exceeding four (4) feet in height, supported by a solid pedestal extending under the entire length of the sign.

(12) “Nonadvertising sign” means any sign posted on private property containing thereon a regulatory or warning notice, and upon which no advertising matter is displayed.

(13) “Permanent reader panel” means a permanently constructed changeable copy bulletin board, lighted or unlighted, with detachable precut letters and figures.

(14) “Political sign” means a sign relating to a forthcoming public election or referendum indicating the name and/or picture of an individual seeking election to a public office, or a sign pertaining to issues, or a sign pertaining to the advocating by persons, groups, or parties of their political views or policies.

(15) “Portable sign” means any movable external sign that is not permanently secured or attached to an approved structure, support or anchor.

(16) “Projecting sign” means any sign which is affixed or attached to, and is supported solely by a building wall or structure, or parts thereof, and extends beyond the building wall, structure, or parts thereof more than twelve (12) inches, and whose angle of incidence to said building wall, structure or parts thereof, is greater than thirty (30) degrees.

(17) “Roofline” means the height above finished grade of the uppermost beam, rafter, ridge board, or purlin of any building.

(18) “Roof sign” is any sign erected, constructed and maintained wholly upon or over the roof of any building, with the principal support on the roof structure.

(19) “Sign” means and includes every announcement, declaration, demonstration, display, illustration, insignia, surface or space when erected or maintained in view of the general public for identification, advertisement or promotion of the interest of any business or person.

(20) “Sign area” means the entire area within the outside border of the sign. The area of a sign having no continuous border or lacking a border shall mean the entire area within a single continuous perimeter formed by no more than eight (8) straight lines enclosing the extreme limits of writing, representations, emblem, or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used as a border excluding the necessary supports or uprights on which such sign is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point more than three (3) feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.

(21) “Street frontage” means the lineal extent of a parcel of land along a street.

(22) “Temporary sign” means any sign constructed of, or painted on, cloth, canvas, light fabric, cardboard, wallboard, plastic, or other light material.

(23) “Wall sign” includes all flat signs, either of solid face construction or individual letters, which are placed against the exterior wall or any building or structure and extending not more than one (1) foot from the face of the building and having the advertisement on one (1) face only. (Ord. 85-0-125 (part), 1985).

23.90.020 Purpose—Intent. Recognizing the need to balance the right of each individual business, firm or corporation to identify their place of business or service with the need to control indiscriminate erection, location, elimination, coloring and size of identifying signs, the purpose and intent of this chapter is to:

(1) Assure that all signs are designed, erected and maintained in a manner to enhance, rather than detract from the ultimate design and appearance of the affected locality; providing

for business identification, but eliminating clutter and confusion which detract from community appearance:

(2) Prohibit the installation and maintenance of signs which unduly distract motorists' attention from driving, and which detract from the attention that should be devoted to traffic movement and to signs and signals promoting traffic safety;

(3) Prevent installation and maintenance of signs which singly or conjunctionally have an injurious effect on the people and the economic well-being of the city;

(4) Assure that size and location do not constitute an obstacle to effective fire protection and firefighting techniques; nor constitute a direct or potential danger to vehicular or pedestrian traffic, especially in the event of structural failure during periods of inclement weather and earthquakes, or in the event of impaired vision due to improper size and/or location;

(5) Otherwise protect the public health, safety, and promote the public welfare. (Ord. 85-0-125 (part), 1985).

23.90.030 Permit required. (a) A sign permit shall be obtained from the planning department prior to the placing, erecting, moving, reconstructing, altering or displaying of any exterior signs, including change of face or copy on existing signs, unless exempted by Section 23.90.060. A building permit and/or electrical permit may also be required. (Ord. 85-0-125 (part), 1985).

23.90.040 Issuance of permit. Upon the filing of an application for a sign permit, the plans, specifications and other data shall be examined by the director of development services and the chief building official, and if it appears that the proposed structure is in compliance with all requirements of this title and all other laws of the city, the director of development services shall issue a certificate of compliance, and the chief building official shall then issue the erection permit. (Ord. 85-0-125 (part), 1985).

23.90.050 Stop orders. The issuance of a sign permit shall not constitute a waiver of this section or of any ordinance of the city, and the building department is authorized to stop any sign or advertising structure installations which are being carried on in violation of this title, or of any other ordinance of the city. (Ord. 85-0-125 (part), 1985).

23.90.060 Exemptions. The following nonilluminated signs shall be permitted in all districts with no permit required, subject to the limitations provided in this chapter, or as otherwise provided by state law:

(1) One (1) double-faced real estate sign not exceeding six (6) feet in area nor four (4) feet in height, pertaining to the sale or rental of the property on which displayed, provided that not more than one (1) sign per street frontage is allowed, and provided that such sign shall be removed at the time the property is sold or rented;

(2) One (1) professional nameplate or occupational sign denoting only the name and occupation of an occupant in a commercial building or public institutional building, provided that said sign does not exceed two (2) square feet in area and is attached to and mounted parallel to the face of the building not exceeding four (4) inches from the wall;

(3) One (1) single-faced identification nameplate or sign on an apartment house, boarding or rooming house or similar uses, not exceeding three (3) square feet in area; provided that said sign is attached to and mounted parallel to the face of the building not exceeding four (4) inches from the wall;

(4) One (1) nameplate, denoting only the name of occupants of a dwelling, and not exceeding two (2) square feet in area not located closer than two (2) feet to the property line;

(5) Traffic or other municipal signs, legal notices, railroad crossing or danger signs;

(6) Nonadvertising warning signs or trespassing signs on private property, posted no closer than one hundred (100) feet apart, not exceeding two (2) feet in area;

(7) Nonadvertising signs of public utility companies as may be required in their operations in providing services for the health and welfare of the general public, or as required by any law or regulations of the state or any agency thereof;

(8) One (1) sign per street frontage identifying the development and denoting the architect, engineer or contractor, when placed upon work under construction; provided, however, that no such sign shall exceed thirty-two (32) square feet in area nor eight (8) feet in height;

(9) On-site directional signs for public and private developments, denoting the entrance, exit and direction of traffic flow and not exceeding four (4) square feet in area; provided such sign is not prohibited or further regulated by other sections of this title or any other ordinance of the city;

(10) Nonadvertising displays commemorating legal holidays; providing, however, that said displays are not detrimental to public health, safety and general welfare;

(11) Off-site directional signs for the location of open houses, new residential developments, and garage sales not exceeding three (3) square feet in area and subject to the regulations in Section 23.90.140;

(12) Temporary political signs subject to the regulations in Section 23.90.120. (Ord. 85-0-125 (part), 1985).

23.90.070 Nonconforming signs. Any permanent sign legally erected and maintained at the time of adoption of this title, although each sign does not conform to the regulations herein specified, may continue to be used. However, at the time of any change to the sign including change of face of the sign, the sign shall be removed or made to conform to the provisions of this title.

All other nonconforming signs and advertising devices shall be removed within sixty (60) days from the date of adoption of this title. (Ord. 85-0-125 (part), 1985).

23.90.080 Removal of obsolete signs. It shall be the responsibility of the property owner to have signs pertaining to enterprises or occupants that are no longer using a property removed, or the sign copy obliterated, within sixty (60) days after the associated enterprise or occupant has vacated the premises. (Ord. 85-0-125 (part), 1985).

23.90.090 Maintenance. All signs and sign structures shall be periodically inspected and maintained at reasonable intervals, including replacement of defective parts, painting, repainting, cleaning and other acts required to maintain the sign. The director of development services shall require corrections or removal of any sign deemed to be in violation of this title or any other ordinance of the city. (Ord. 85-0-125 (part), 1985).

23.90.100 Prohibited signs. The following signs shall not be permitted:

(1) Portable signs, including free-standing and wheeled or other signs, and inflatable signs or balloons containing signs;

(2) No vehicle containing any advertising matter, words, symbols, or pictures shall be so parked either on public or private property for the sole purpose of advertising or directing attention to a business;

(3) Signs which incorporate in any manner any flashing moving, or intermittent lighting;

(4) Rotating or animated signs, or signs which contain any moving parts;

(5) Signs painted directly on a building;

(6) No sign, lights or other advertising structure shall be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic, or in such a manner as to obstruct free and clear vision at any location where, by reason of its position, shape, color or movement, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. Nor shall such sign or advertising structure make use of any word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic;

- (7) Spinners and balloons, or similar advertising devices;
- (8) Signs which exceed the roofline or parapet to which such signs are attached;
- (9) Signs on vehicles, trailers, boats, or other similar property parked on private property within the city limits for the purpose of advertising said vehicle, trailer, boat, or similar property for rent, sale, or lease, unless:
 - (a) Such property is on the premises owned, rented or leased by the owner of the vehicle, trailer, boat or similar property .
 - (b) Such property is on a business premises licensed by the city to engage in the sale, rental or lease of such property;
- (10) Any off-site advertising, including billboards, except as otherwise provided in this chapter. (Ord. 85-0-125 (part), 1985).

23.90.110 Advertising on public property. (a) No person, except a public officer or city employee in the performance of his duty, shall paste, post, paint or erect any flag, pennant, sign or notice of any kind, or cause the same to be done, upon any public property, street, bridge, or sidewalk within the city, and no person shall attach any item to private utility company poles without prior written approval from the utility company to which such poles belong.

(b) Exceptions:

- (1) Signs for special events to the benefit of the entire community and authorized by the city administrator;
- (2) One (1) sign per street frontage affixed to or painted on temporary construction fences located within the public right-of-way during construction, to advertise architect, construction company or future development, provided that no sign shall exceed thirty-two (32) square feet in area and shall be neatly painted. (Ord. 85-0-125 (part), 1985).

23.90.120 Temporary political signs. (a) General. Political signs are permitted in all districts (except in those areas designated in this section) subject to the following limitations:

(1) Time Limits. No sign shall be posted more than sixty (60) days prior to the election to which it pertains. All political signs shall be removed within seven (7) days following the election to which they pertain:

(2) Sign Limitation Area. Political signs in the sign limitation area, specifically, those parcels which abut Yorba Linda Boulevard (between Valencia Avenue and Bradford Avenue) and Kraemer Boulevard (between Livingston Avenue and Fairway Avenue) shall be limited to an aggregate area of thirty-two (32) square feet for each candidate;

(3) Sponsor Identification. The name, address, and telephone number of the person or organization responsible for posting a political sign shall be affixed to each sign in a permanent waterproof manner.

(b) Exceptions. Political signs shall be prohibited in locations listed below:

(1) Public Right-of-way. No political sign shall be posted within the street right-of-way (including, but not limited to, median islands, tract entry planters, tree wells, and parkways), or on any traffic-control sign or device.

(2) Public Facilities. No political sign shall be posted on any building or on any land owned by the city. (Ord. 85-0-125 (part), 1985).

23.90.130 Temporary advertising for new residential developments.. New residential developments located within the city limits which offer ten or more units for sale or lease may erect temporary advertising signs subject to the following limitations:

(1) On-site Signs. One sign per street frontage may be located within the boundaries of the development. Such signs shall not exceed one hundred (100) square feet in area or twenty-five (25) feet in height.

(2) **Off-site Signs.** Three (3) signs may be located outside the boundaries of the development being advertised. Such signs shall not exceed thirty-two (32) square feet in area or fifteen (15) feet in height. These signs may only be erected on vacant property.

(3) **Approval Required.** Temporary tract advertising signs shall be subject to the review and approval of the director of development services. Tract advertising sign permits shall be valid for one (1) year, or until all units have sold, whichever occurs first. As a condition of approval, a two hundred (\$200) dollar cash bond and right of entry agreement shall be required in order to guarantee prompt removal upon expiration of approval period. (Ord. 85-0-125 (part), 1985).

23.90.140 Off-site directional signs. Off-site directional signs for the location of open houses, new residential developments, and garage sales are permitted subject to the following:

(1) Signs may only be posted on weekends between six (6) p.m. on Friday and six (6) p.m. on Sunday, on legal holidays between eight (8) a.m. and six (6) p.m., and between eight (8) a.m. and two (2) p.m. on one weekday designated by the city council.

(2) Signs may be posted within the public right-of-way only within parkways, treewells, tract entry planters and parkway vistas. Signs may not be posted in median islands, on utility poles, light standards, traffic signals, street trees or in any fashion that would interfere with traffic signals or sight visibility at intersections and driveways.

(3) There shall be no more than one sign per direction of traffic at any intersection within the public right-of-way.

(4) Signs shall be at least one thousand (1,000) feet apart, except at intersections.

(5) Maximum area of directional signs shall not exceed three (3) square feet, nor shall any sign be erected in excess of four (4) feet in height.

(6) Signs may be posted on private property. (Ord. 85-0-125 (part), 1985).

23.90.150 Temporary advertising for developments other than new residential developments. (a) Temporary advertising for new developments or for lease of existing developments other than residential projects shall be permitted subject to the following:

(1) One free-standing sign per street frontage may be erected. Such signs shall not exceed thirty-two (32) square feet in area, nor eight (8) feet in height;

(2) One wall sign per building frontage may be displayed. Such signs shall not exceed one (1) square foot per lineal foot of building frontage, provided, however that no sign shall exceed fifty (50) square feet;

(3) Signs shall not be displayed for more than one (1) year. (Ord. 85-0-125 (part), 1985).

23.90.160 Temporary advertising devices. Temporary advertising devices, such as pennants, banners and flags shall be permitted for grand openings, change of ownership and special promotions, subject to the following regulations:

(1) All temporary pennants, banners and flags shall require a permit and shall be subject to the review and approval of the director of development services.

(2) Pennants, banners and flags shall be displayed only at the location where the grand opening occurs and shall not be displayed for more than sixty-two (62) consecutive days.

(3) Pennants, banners and flags for change of ownership of the business shall not be displayed for more than thirty-one (31) consecutive days.

(4) Pennants, banners and flags for special promotions shall be permitted four (4) times a year subject to the following:

(A) Three (3) times a year they shall not be displayed for than (10) consecutive days;

(B) Once a year they may be displayed for thirty-one (31) consecutive days.

(5) Flags and pennants shall contain no advertising.

(6) The display of banners shall be subject to the following additional regulations:

(A) Sign area of banners shall not exceed one (1) square foot per lineal foot of building frontage on which the sign is located, except that no banners shall be larger than one hundred (100) square feet.

(B) Only one banner shall be permitted per building frontage.

(C) Banners shall be attached to the building or canopy parallel to the building face. No portion of any banner shall project more than six (6) inches from the face of the building or canopy to which it is attached. (Ord. 85-0-125 (part), 1985).

23.90.170 Signs in residential zones. Only the following signs are permitted in residential districts subject to the review and approval of the director of development services, except those signs otherwise provided for in this chapter:

One (1) free-standing sign per street frontage for each housing development or other use permitted in residential districts, not to exceed twenty (20) square feet in area, nor four (4) feet in height and containing no advertising matter except the name and street address of the development (Ord. 85-0-125 (part), 1985).

23.90.180 Signs in commercial districts. The following regulations shall apply to all signs and outdoor advertising structures in the "C-0," "C-1," "C-2," "C-M," and "T-C" districts.

(1) No sign shall be permitted that does not pertain directly to an approved business conducted on the premises.

(2) All signs, except those provided for in Section 23.90.160, temporary advertising devices, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated.

(3) The total sign area permitted per building frontage shall not exceed one (1) square foot per lineal foot of the building frontage on which the sign is located, subject to the following:

(A) Building frontages may not be combined to permit a larger sign on any one building frontage.

(B) Signs shall be attached to the building or canopy, parallel to the building face. No portion of any sign or its supporting structure may project more than six (6) inches from the face of the building or structure to which it is attached.

(4) Businesses in an integrated development shall comply with a uniform sign program approved by the planning commission.

(5) In addition to the above, businesses occupying the entire building area on a parcel with a street frontage of at least one hundred (100) feet on one street may be permitted a free-standing monument sign subject to the following:

(A) Sign area per street frontage shall not exceed twenty (20) square feet per one hundred (100) lineal feet of the street frontage on which the sign is located, provided, however, that no one sign shall exceed three hundred twenty (320) square feet.

(B) Maximum height of free-standing signs shall not exceed eight (8) feet above the public sidewalk.

(C) Signs shall reflect the architectural design of the building with which they are associated.

(D) No portion of any sign or supporting structure shall be located closer than five (5) feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic.

(E) No sign is permitted for frontages on local residential streets.

(F) All free-standing signs shall include the address of the business in numerals and/or letters at least six (6) inches high. Addresses shall not be obscured by landscaping or other obstructions.

(6) In addition to the above, one (1) center identification sign per street frontage is permitted for integrated developments of five (5) or more separate units, subject to the following:

(A) The sign area shall not exceed thirty (30) square feet per one hundred (100) lineal feet of street frontage on which the sign is located, provided however that the maximum sign area shall not exceed three hundred twenty (320) square feet per sign.

(B) No sign shall exceed the height of the building with which it is associated.

(C) Signs shall reflect the architectural design of the building with which they are associated.

(D) No portion of any sign or supporting structure shall be located closer than five (5) feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic.

(E) No sign is permitted for frontages on local residential streets.

(F) All free-standing signs shall include the address of the business in numerals and/or letters at least six (6) inches high. Addresses shall not be obscured by landscaping or other obstructions.

(7) Businesses not located in integrated developments of five (5) or more units and located on a parcel with at least one hundred (100) lineal feet of street frontage on one (1) arterial street shall be permitted one (1) free standing building identification sign per street frontage subject to the same requirements in subsection (5) of this section.

(8) Signs oriented to freeway traffic shall be permitted subject to the following limitations:

(A) Properties containing such signs shall be adjacent to a freeway or freeway ramp.

(B) Businesses are permitted a wall sign facing the freeway subject to the limitations of subsection (3) of this section, or a free-standing sign subject to the following:

(i) Total sign area shall not exceed thirty (30) square feet per one hundred (100) lineal feet of freeway frontage, provided however that the maximum sign area shall not exceed three hundred twenty (320) square feet.

(ii) No sign shall exceed thirty-five (35) feet in height.

(iii) All free-standing signs shall be subject to review and approval by the planning commission subject to the provisions of Chapter 23.75, Development Plan Review.

(9) Window signs, including signs painted on windows and banners, shall be permitted subject to the following:

(A) They shall be permitted only inside a window of the business to which such signs pertain.

(B) Total area occupied by such signs shall not exceed more than forty (40) percent of the window area through which they are displayed.

(C) Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols or pictures that may be offensive to the general public.

(D) Window signs shall not be displayed for more than thirty-one (31) days consecutively.

(10) Signs for service stations shall comply with the provisions of Section 23.90.210. (Ord. 85-0-125 (part), 1985).

23.90.190 Signs in the Santa Fe commercial district. The following regulations shall apply to all signs and outdoor advertising structures in the "SF-C" district.

(1) No sign shall be permitted that does not pertain directly to an approved business conducted on the premises.

(2) All signs, except those provided for in Section 23.90.160, temporary advertising devices, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated.

(3) The total sign area permitted per building frontage shall not exceed one (1) square foot per lineal foot of the building frontage on which the sign is located, subject to the following:

(A) Building frontages may not be combined to permit a large sign on any one building frontage.

(B) Signs shall be attached to the building or canopy, parallel to the building face. No portion of any sign or its supporting structure may project more than six (6) inches from the face of the building or structure to which it is attached.

(4) All business identification signs shall be constructed of sandblasted wood.

(5) Window signs, including signs painted on windows and banners, shall be permitted subject to the following:

(A) They shall be permitted only inside a window of the business to which such signs pertain.

(B) Total area occupied by said signs shall not exceed more than forty (40) percent of the window area through which they are displayed, whichever is less.

(C) Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols or pictures that may be offensive to the general public.

(D) Window signs shall not be displayed for more than thirty-one (31) days consecutively. (Ord. 85-0-125 (part), 1985).

23.90.200 Signs in Industrial districts. The following regulations shall apply to all signs and outdoor advertising structures in the "M" district:

(1) No sign shall be permitted that does not pertain directly to an approved business conducted on the premises.

(2) All signs, except those provided for in Section 23.90.160, temporary advertising devices, shall be permanent in nature and shall be consistent with and reflect the architectural design of the building with which they are associated.

(3) The total sign area permitted per building frontage shall not exceed one (1) square foot for each two (2) lineal feet of building frontage on which the sign is located, subject to the following:

(A) Maximum size of any sign shall be one hundred (100) square feet.

(B) Building frontages may not be combined to permit a larger sign on any one (1) building frontage.

(C) Signs shall be attached to the building or canopy, parallel to the building face. No portion of any sign or its supporting structure, may project more than six (6) inches from the face of the building or structure to which it is attached.

(4) Businesses in an integrated development shall comply with a uniform sign program approved by the planning commission.

(5) Businesses occupying the entire building area on a parcel with a street frontage of at least one hundred (100) feet on one (1) street may be permitted a free-standing monument sign subject to the following:

(A) Sign area per street frontage shall not exceed twenty (20) square feet per one hundred (100) lineal feet of the street frontage on which the sign is located, provided however, that no one (1) sign shall exceed sixty (60) square feet.

(B) Maximum height of the sign shall not exceed four (4) feet in height.

(C) No portion of any sign or supporting structure shall be located closer than five (5) feet to any property line, nor be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic.

(D) No sign is permitted for frontages on local residential streets.

(E) All free-standing signs shall include the address of the business in numerals and/or letters at least six (6) inches high. Addresses shall not be obscured by landscaping or other obstructions.

(6) In addition to the above, one (1) center identification sign per street frontage is permitted for integrated developments of five (5) or more separate units, subject to the same regulations stipulated in subsection (5) of this section.

(7) Signs for service stations shall comply with the provisions of Section 23.90.210. (Ord. 85-0-125 (part), 1985).

23.90.210 Signs for service stations. The following regulations shall apply to all signs and advertising structures for service stations, including mini-markets or similar associated uses:

(1) One (1) free-standing sign per street frontage may be permitted, subject to the following:

(A) Sign area shall not exceed twenty (20) square feet per one hundred (100) lineal feet of street frontage, plus twenty-four (24) square feet. Price signing shall be included within this sign area.

(B) Maximum height of the sign shall not exceed the height of the building or canopy with which it is associated.

(C) Signs shall reflect the architectural design of the building with which they are associated.

(D) Street frontages may not be combined to permit a larger sign on any frontage.

(E) All free-standing signs shall include the address of the business in numerals and/or letters at least six (6) inches high. Addresses shall not be obscured by landscaping or other obstructions.

(2) The total sign area of all wall signs per building frontage shall not exceed one (1) square foot per lineal foot of building frontage on which the sign is located.

(3) Signs above pumps and pump islands shall be limited to directions for use of pumps and payments, or other signs required by state regulations, and sign area shall not exceed a total of ten (10) square feet per pump island.

(4) Window signs, including signs painted on windows and banners, shall be permitted subject to the following:

(A) They shall be permitted only inside a window of the business to which such signs pertain.

(B) Total area occupied by said signs shall not exceed more than forty (40) percent of the window area through which they are displayed.

(C) Signs shall be displayed in a neat and orderly manner and shall not contain any words, symbols or pictures that may be offensive to the general public.

(D) Window signs shall not be displayed for more than thirty-one (31) days consecutively.

(5) Temporary advertising signs may be permitted subject to the provisions of Section 23.90.160, Temporary advertising devices. (Ord. 85-0-125 (part), 1985).

23.90.220 Variances. The city recognizes that for certain parcels and buildings, it may not be possible for an applicant to conform to all the foregoing requirements. Therefore, the planning commission may grant variances from these requirements when all of the following conditions are found to apply:

(1) That any variances granted shall not constitute a grant of special privilege inconsistent with the limitation upon other properties in the same vicinity;

(2) That because of special circumstances applicable to the subject property, including size, sight lines, setbacks, location or surroundings, the strict literal application of this chapter is found to deprive the subject property of privilege enjoyed by other properties in the vicinity;

(3) That under the circumstances of this particular case the variance, rather than the literal application of this chapter, actually carries out the spirit and intent of this chapter. (Ord. 85-0-125 (part), 1985).

Chapter 23.93

VARIANCES

Sections:

23.93.010	Justification.
23.93.020	Application.
23.93.030	Public hearing.
23.93.040	Action by planning commission.
23.93.050	Appeal to city council.
23.93.060	Building permit.
23.93.070	Revocation.

23.93.010 Justification. Where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of this title may result from the strict application of certain provisions thereof, variance may be granted as provided in this section, provided this procedure may not be used to change the use of land. (Prior code § 25-201).

23.93.020 Application. Application for variance from the strict application of the terms of this title may be made in writing by owners of the property, or lessee, purchaser in escrow or by owner's authorized representative on the consent of the owner, on a form prescribed by the planning commission. The application shall be accompanied by:

(1) Sixteen (16) sets of a plot plan down to scale, showing the location of the property, boundaries and improvements proposed, all dimensioned;

(2) Fee established by the city council by ordinance;

(3) A plan of the details of the variance requested and evidence showing that all of the following conditions apply:

(A) That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated,

(B) That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and identical zone classification;

(4) A list of all property owners within three hundred (300) feet of the exterior boundary lines of the property involved in the application as certified by a title insurance company authorized to do business in Orange County, California. Such list shall be typed in duplicate upon gummed labels ready for mailing, and shall be accompanied by a location map. (Ord. 68-0-130 § 4, 1968; prior code § 25-202).

23.93.030 Public hearing. A public hearing shall be held within forty-five (45) days after the filing of the application. At least eight (8) days prior to the public hearing, the planning commission shall cause notices of the time and place of such hearing to be mailed to all property owners named in the certified list which is required to be filed with the planning commission by the applicant. Failure of any property owner to receive such notice shall not affect the validity of the hearing. (Ord. 84-0-110 § 1 (part), 1984; Ord. 68-0-130 § 5, 1968; prior code § 25-203).

23.93.040 Action by planning commission. The planning commission shall approve the variance application only if:

(1) The strict application of the provisions of the zoning ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Any variance shall be conditioned, if necessary, to prevent the granting of a special privilege inconsistent with the limitations on other property in the vicinity and under identical zoning classifications, and;

(2) The proposed variance will be consistent with the latest adopted general plan, and;

(3) The proposed variance does not allow any land use which is not in conformity with the use regulations specified for the district in which the land is located, and;

(4) Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the variance approval. (Ord. 75-0-109 (part), 1975; prior code § 25-204).

23.93.050 Appeal to city council. (a) The decision of the planning commission shall be final unless appealed in writing to the city council by the applicant or any other interested person (as defined at Section 23.04.369) within ten (10) calendar days. The letter of appeal shall be accompanied by a processing fee as listed in Chapter 5.16 of the municipal code. The letter shall be filed with the city clerk's office;

(b) Any member of the city council may appeal the decision of the planning commission in writing within ten (10) calendar days. The letter shall be filed with the city clerk's office;

(c) The city council shall hold a public hearing and shall give notice as set forth in Section 23.93.030. Notices shall also be given to the applicant, the planning commission and the

appellant. The planning commission shall submit a report and meeting minutes to the city council setting forth the reasons for the action taken by the commission.

(d) The council shall make its own determination as to whether the proposed variance meets the standards outlined in Section 23.93.040 (1), (2) and (3) and may approve, modify, or disapprove the decision of the planning commission. Any significant modification of the variance not previously considered by the planning commission during its hearing, may be, but is not required to be, referred to the planning commission for report and recommendation. The planning commission shall not hold a public hearing on the proposed modification. Failure to report upon the proposed modification within forty (40) days, or such longer period that the council may designate, shall be deemed an approval of the proposed modification. (Ord. 81-0-115 (part), 1981; Ord. 75-0-109 (part), 1975; Ord. 68-0-130 § 6, 1968; prior code § 25-205).

23.93.060 Building permit. No building permit shall be issued upon a variance permit until ten (10) calendar days after the granting of such variance by the planning commission, or in the event of an appeal within said ten (10) day period, until said appeal is finally concluded. No building or zoning permit shall be issued except in accordance with and subject to the terms and conditions of the variance granted. (Ord. 68-0-130 § 7, 1968; prior code § 25-206).

23.93.070 Revocation. (a) Any variance granted in accordance with the terms of this title shall be revoked if not used within one (1) year from date of approval.

(b) Any variance granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated, or if any law or ordinance is violated in connection therewith.

(c) The planning commission shall hold a hearing on any proposed revocation after giving written notice to the permittee at least ten (10) days prior to the hearing and shall submit its recommendations to the city council. The city council shall act thereon within thirty (30) days after receipt of the recommendations of the planning commission. (Prior code § 25-207).

Chapter 23.96

AMENDMENTS

Sections:

- 23.96.010 Generally.
- 23.96.020 Initiation.
- 23.96.030 Public hearings.
- 23.96.040 Action by planning commission.
- 23.96.050 Action by city council.
- 23.96.060 Building permit.

23.96.010 Generally. This title may be amended by changing the boundaries of districts, or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure of this chapter. (Prior code § 25-214).

23.96.020 Initiation. (a) An amendment may be initiated by the verified petition of one (1) or more property owners affected by the proposed amendment, or by resolution of intention by the city council, or by resolution of intention by the planning commission.

(b) Initiation by the verified petition of one (1) or more property owners affected by the proposed amendment shall be accompanied by:

(1) Sixteen (16) sets of the plot plan drawn to scale, showing the location of property, boundaries and improvements proposed, all dimensioned;

(2) The fee established by the city council by ordinance;

(3) A list of all property owners within three hundred (300) feet of the exterior boundary lines of the property involved in the application as certified by a title insurance company authorized to do business in Orange County, California. Such list shall be typed in duplicate upon gummed labels ready for mailing, and shall be accompanied by a location map;

(4) A preliminary title report or a lot book report showing all property owners of the parcel or parcels of property included within the boundaries of the proposed amendment. (Ord. 69-0-115 § 1, 1969; Ord. 68-0-130 § 10, 1968; prior code § 25-215).

23.96.030 Public hearings. (a) The planning commission shall hold one (1) public hearing on any proposed amendment and shall give notice thereof by at least one (1) publication in a newspaper of general circulation within the city at least ten (10) calendar days prior to such hearing.

(b) In case the proposed amendment consists of a change of the boundaries of any district so as to reclassify property from any district to any other district, the planning commission shall give additional notice of the time and place of such hearing and of the purpose thereof by mailing a notice not less than eight (8) days prior to the date of the first of such hearings to the owners of property within a radius of three hundred (300) feet to the exterior boundaries of the property proposed to be changed. The names and addresses of such property owners shall be determined by the use of a certified list obtained from a title insurance company authorized to do business in Orange County, California. The planning commission shall give additional notice of the time and place of such hearings and of the purpose thereof by posting the notices at least five (5) days before the date set for the hearing at a distance of not more than one hundred (100) feet apart in front of the subject property. (Ord. 84-0-110 § 1 (part), 1984; Ord. 68-0-130 § 11, 1968; prior code § 25-216).

23.96.040 Action by planning commission. The planning commission, after examination of the proposed amendment, shall make recommendations of its findings to the city council. The planning commission shall recommend approval only if it finds:

(1) The proposed amendment will not be (A) detrimental to the health, safety, morals, comfort, or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the city, (B) injurious to property or improvements in the neighborhood or within the city;

(2) The proposed amendment will be consistent with the latest adopted general plan. (Ord. 75-0-109 (part), 1975; prior code § 25-217).

23.96.050 Action by city council. (a) A report of the findings and recommendations of the planning commission shall be transmitted to the city council after the final public hearing. Upon receipt of such report from the planning commission recommending approval of the proposed amendment, the city council shall set the matter for public hearing as specified in Section 23.96.030. Upon receipt of such report from the planning commission, recommending denial of the proposed amendment, the city council shall not be required to take any further action, unless the applicant or any interested person, within ten (10) calendar days after the action of the planning commission, files a written appeal of the action with the city clerk. The letter of appeal shall be accompanied by a processing fee as set forth in Chapter 5.16 of the municipal code.

(b) Any member of the city council may appeal the decision of the planning commission in writing within ten (10) calendar days. The letter shall be filed with the city clerk's office.

(c) The city council shall hold a public hearing and notices shall be mailed as set forth in Section 23.96.030. Notices shall also be given to the applicant, the planning commission and the appellant. The planning commission shall submit a report and meeting minutes to the city council setting forth the reasons for action taken by the commission.

(d) The city council shall make its own determination as to whether the proposed amendment meets the standards outlined in Section 23.96.040 and may approve, modify or disapprove, the recommendation of the planning commission. Any significant modification of the amendment, not previously considered by the planning commission during its hearing, may be, but is not required to be, referred to the planning commission for report and recommendation. The planning commission shall not hold a public hearing on the proposed modification. Failure to report on the proposed modification within forty (40) days, or such longer period as the council may designate, shall be deemed an approval of the proposed modification. (Ord. 81-0-115 (part), 1981; Ord. 75-0-109 (part), 1975; Ord. 68-0-130 § 12, 1968; prior code § 25-218).

23.96.060 Building permit. The building official shall not issue any building permit for the construction of any building, structure, facility or alteration, the construction of which or the proposed use of which would constitute a violation of this title. (Prior code § 25-219).

Chapter 23.98

INFRACTIONS

Sections:

- 23.98.010 **Infractions.**
- 23.98.020 **Violation—Penalty.**
- 23.98.030 **Enforcement.**

23.98.010 Infractions. Violations of Title 23 shall be treated as infractions, subject to a citation procedure for the first and second violation thereof. Subsequent violations may be treated as either infractions or misdemeanors within the discretion of the court. (Ord. 85-0-109 § 3 (part), 1985).

23.98.020 Violation – Penalty. The penalty for violation of the provisions of Title 23 shall be established by resolution adopted by the city council and as is amended from time to time. (Ord. 85-0-109 § 3 (part), 1985).

23.98.030 Enforcement. Citations for infraction violations of Title 23, Zoning, shall be issued by the code enforcement officer, as designated by the director of development services. (Ord. 85-0-109 § 3 (part), 1985).

Chapter 23.103

SPECIFIC PLAN 3

Sections:

23.103.010	Location.
23.103.020	Purpose.
23.103.030	Permitted uses.
23.103.040	Building site area.
23.103.050	Height.
23.103.060	Lot coverage.
23.103.070	Density.
23.103.080	Front yard.
23.103.090	Side yard.
23.103.100	Rear yard.
23.103.110	Distance between buildings.
23.103.120	Off-street parking.
23.103.130	Recreational amenities.
23.103.140	Signs.
23.103.150	Development standards and approval of plans.

23.103.010 Location. Specific plan 3 shall encompass 5.26± net acres on the east side of Bradford Avenue between Doverfield Drive on the north and Carlson Lane on the south, excluding the two (2) parcels at the northeast corner of Bradford Avenue and Carlson Lane, as shown on Exhibit 1A, a copy of which is available for inspection in the office of the city clerk. (Ord. 84-0-124 § 1 (part), 1984).

23.103.020 Purpose. The purpose of this specific plan is to provide an area for senior citizen board and care facilities which shall be compatible with the surrounding residential development. (Ord. 84-0-124 § 1 (part), 1984).

23.103.030 Permitted uses. Uses permitted shall be board and care facilities for persons sixty-two (62) years of age or older or as accepted by state law. Board and care facilities shall be those that provide rooms with private bathrooms, central kitchen facilities and services which include transportation, activities program, housekeeping, linen and laundry service and full-time staff supervision. Separate kitchen facilities in individual room shall not be permitted. Any other uses shall require an amendment to this specific plan. (Ord. 84-0-124 § 1 (part), 1984).

23.103.040 Building site area. The minimum building site area shall be two and one-half (2½) acres. (Ord. 84-0-124 § 1 (part), 1984).

23.103.050 Height. Maximum allowable height shall be thirty-five (35) feet, however, maximum allowable height adjacent to residential shall be thirty (30) feet with one (1) foot of additional height allowed for every two (2) feet of setback. (Ord. 84-0-124 § 1 (part), 1984).

23.103.060 Lot coverage. Not more than sixty (60) percent of the net lot area shall be devoted to main and accessory building area, covered patios, parking area or driveways. (Ord. 84-0-124 § 1 (part), 1984).

23.103.070 Density. The maximum density shall not exceed forty-five (45) units per acre and licensed beds shall not exceed one hundred fifty (150%) percent of the number of units. (Ord. 84-0-124 § 1 (part), 1984).

23.103.080 Front yard. Maximum front yard setback shall be fifteen (15) feet. All of the required yard area shall be landscaped and maintained as a condition of use. (Ord. 84-0-124 § 1 (part), 1984).

23.103.090 Side yard. Minimum side yard setback shall be five (5) feet on an interior lot line of the specific plan area. The minimum setback around the perimeter of the specific plan area shall be fifteen (15) feet. (Ord. 84-0-124 § 1 (part), 1984).

23.103.100 Rear yard. Minimum rear yard setback shall be twenty (20) feet. (Ord. 84-0-124 § 1 (part), 1984).

23.103.110 Distance between buildings. The minimum distance between buildings shall be twenty (20) feet. (Ord. 84-0-124 § 1 (part), 1984).

23.103.120 Off-street parking. The provisions of Chapter 23.78 shall apply to parking facilities in the area covered by this specific plan. Parking requirements for board and care facilities shall be the same as for "Rest homes and retirement homes." (Ord. 84-0-124 § 1 (part), 1984).

23.103.130 Recreational amenities. Outdoor recreational amenities shall be provided for each facility, which may include, but are not limited to, covered patios, putting greens, shuffleboards and horsehoes. (Ord. 84-0-124 § 1 (part), 1984).

23.103.140 Signs. Signs shall be low-profile, monument signs in keeping with a residential character and shall be subject to the following:

(1) All signs shall be integrated with the design of the development and shall reflect the architecture of the buildings.

(2) Signs shall not exceed forty (40) square feet in area nor six (6) feet in height above the finished grade.

(3) Signs shall be at least one hundred (100) feet apart and shall not be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic. (Ord. 84-0-124 § 1 (part), 1984).

23.103.150 Development standards and approval of plans. Any development in the area encompassed by this specific plan shall comply with all provisions of Chapter 23.75 and shall further comply with all other applicable requirements of the Placentia Municipal Code. (Ord. 84-0-124 § 1 (part), 1984).

Chapter 23.104

SPECIFIC PLAN 4

Sections:

23.104.010	Location.
23.104.020	Purpose.
23.104.030	Permitted uses.
23.104.040	Height.
23.104.050	Lot coverage.
23.104.060	Front yard.
23.104.070	Side yard.
23.104.080	Rear yard.
23.104.090	Off-street parking.
23.104.100	Signs.
23.104.110	Development standards and approval of plans.
23.104.120	Affordability.

23.104.010 Location. Specific plan 4 shall encompass 0.4 +/- acres on the east side of Vista Avenue extending approximately thirty (30) feet south of the Carbon Creek Channel, as shown on Exhibit 1, a copy of which is available for inspection in the office of the city clerk. (Ord. 85-0-127 § 1 (part), 1985).

23.104.020 Purpose. The purpose of this specific plan is to provide apartments in a medium density residential setting that will be affordable to lower-income families for a minimum of thirty (30) years. Special development standards are applied to further this purpose and to allow development of a parcel that is impacted by considerable physical constraints. (Ord. 85-0-127 § 1 (part), 1985).

23.104.030 Permitted uses. The use permitted in specific plan area 4 shall be eight (8) apartment units that are affordable to lower-income families. (Ord. 85-0-127 § 1 (part), 1985).

23.104.040 Height. Maximum allowable height shall be thirty (30) feet. (Ord. 85-0-127 § 1 (part), 1985).

23.104.050 Lot coverage. Not more than sixty (60) percent of the net lot area shall be devoted to main and accessory building area, covered patios (not including lattice patio covers), parking area and driveways. The remaining forty (40) percent shall be devoted to landscaping, walkways and accessory and recreational facilities incidental to residential development. (Ord. 85-0-127 § 1 (part), 1985).

23.104.060 Front yard. Minimum front yard shall be ten (10) feet, fully landscaped, except that parking spaces may encroach into the required front yard provided they are screened from the street by a hedge or similar landscaping not exceeding three (3) feet in height. (Ord. 85-0-127 § 1 (part), 1985).

23.104.070 Side yard. Minimum side yard shall be five (5) feet. (Ord. 85-0-127 § 1 (part), 1985).

23.104.080 Rear yard. There shall be no required minimum setback, due to location adjacent to the freeway. (Ord. 85-0-127 § 1 (part), 1985).

23.104.090 Off-street parking. The required number of parking spaces shall be two (2) spaces per unit, one (1) of which shall be covered. The provisions of Chapter 23.78, Off-Street Parking, shall apply to parking facilities in the area covered by this specific plan. (Ord. 85-0-127 § 1 (part), 1985).

23.104.100 Signs. Signs shall comply with the provisions of Chapter 23.90, Signs. (Ord. 85-0-127 § 1 (part), 1985).

23.104.110 Development standards and approval of plans. Any development in the area encompassed by this specific plan shall be subject to site development review pursuant to Chapter 23.75, Development Plan Review, and shall comply with all applicable requirements of the Placentia Municipal Code. (Ord. 85-0-127 § 1 (part), 1985).

23.104.120 Affordability. The applicant shall enter an agreement with the city of Placentia to guarantee continued affordability of all eight (8) units for a period not less than thirty (30) years. (Ord. 85-0-127 § 1 (part), 1985).

Chapter 23.105
SPECIFIC PLAN 5

Sections:

- 23.105.010 - Location
- 23.105.020 - Purpose
- 23.105.030 - Permitted uses for parcels 1 and 3
- 23.105.040 - Permitted uses for parcel 4
- 23.105.050 - Permitted uses for parcel 2
- 23.105.060 - Uses permitted subject to obtaining a use permit for parcels 1, 2, 3 and 4
- 23.105.070 - Height
- 23.105.080 - Lot coverage
- 23.105.090 - Front yard setback
- 23.105.100 - Side yard
- 23.105.110 - Rear yard
- 23.105.120 - Distance between buildings
- 23.105.130 - Walls and fences
- 23.105.140 - Off-site parking
- 23.105.150 - Signs

23.105.010 - Location: This Specific Plan shall encompass 14.2 +/- net acres on the east side of Placentia Avenue, 718 +/- north of Orangethorpe Avenue and 727 +/- south of Crowther Avenue and lying west of Placentia Storm Drain Channel, as shown on Tentative Parcel Map 86/310.

23.105.020 - Purpose: The Specific Plan is intended to provide a site for retailers and businesses, which through the characteristics of their respective services offered, cater to the entire community.

23.105.030 - Permitted uses for parcels 1 and 3: The primary purpose of these parcels, as shown on Exhibit A, is to serve as the retail focus for the entire site. All retail and business uses are permitted including but not limited to the following examples:

- 1) Apparel stores
- 2) Appliance stores
- 3) Food stores
- 4) Health clubs
- 5) Home improvement centers
- 6) Hotels with lounge
- 7) Restaurants including drive-through facility
- 8) Sales and service operations with or without light assembly and storage

Office uses shall be permitted only so long as it can be demonstrated that they are subordinate to the intended retail use of parcels 1 and 3. For the purposes of this section, office uses shall include, but not be limited to the following uses:

- 1) Educational and training
- 2) Financial institutions
- 3) General administrative offices
- 4) Medical, dental offices and clinics
- 5) Professional offices
- 6) Research and development including laboratories, light assembly and storage.

Subordinate, as used herein, shall mean that retail and commercial uses shall occupy no less than 51% of the total leaseable space. The "Subordinate" condition shall only be in effect for nine months from the date of issuance of the certificate of occupancy.

23.105.040 - Permitted uses for parcel 4: The primary purpose of parcel 4 is to serve as a transition between the retail uses of parcels 1 and 3 and the office uses of parcel 2. All retail, business and office uses listed in Section 23.105.030 shall be permitted.

23.105.050 - Permitted uses for parcel 2: The primary purpose of this parcel is to provide a site where office uses can be concentrated yet not exclude the potential for retail use. All retail, business and office uses listed in Section 23.105.030 shall be permitted.

23.105.060 - Uses Permitted subject to obtaining a use permit for parcels 1, 2, 3 and 4:

- 1) All bar, lounge and liquor stores shall be permitted subject to obtaining a use permit.

23.105.070 - Height: Maximum allowable height shall be fifty (50) feet.

23.105.080 - Lot coverage: Not more than eighty-five (85) percent of the net lot area shall be devoted to main and accessory building area, parking area or driveways.

23.105.090 - Front yard setback: Minimum front yard setbacks shall be fifteen (15) feet. All of the required yard area shall be landscaped and maintained, except for drive entrances.

23.105.100 - Side yard: Minimum side yard setback shall be fifteen (15) feet. Side yards adjacent to public streets shall be landscaped and maintained. All other side yards shall have a minimum of five (5) feet of landscaping. Parking shall be permitted within the side yard setback except in areas designed for landscaping. Where two adjacent yards occur, a combined total of eight (8) feet shall be landscaped and maintained.

23.105.110 - Rear yard: Minimum rear yard setback shall be fifteen (15) feet. A minimum of five (5) feet shall be landscaped and maintained.

23.105.120 - Distance between buildings: The minimum distance between buildings shall be twelve (12) feet.

23.105.130 - Walls and fences: All fences shall be six (6) feet high chain link with one inch private decorative slatting, color to be compatible with architecture of building. Fences shall occur along the southerly, easterly and northerly exterior property lines.

23.105.140 - Off-site parking: Parking shall be provided per Chapter 23.78 for all areas covered by the Specific Plan.

23.105.150 - Signs: All signs shall be integrated with the design of the development and shall reflect the architecture of the building except those provided for in Section 23.90.160 (temporary advertising devices) and shall not be located in such a manner as to constitute a hazard to pedestrian or vehicular traffic, and shall comply with all local building and electrical codes and their supporting structures shall be enclosed, structurally safe and maintained in good condition.

1) (a) Project entry monument signs shall not exceed 4.0 feet in height and 24.0 feet in length.

(b) Two project entry signs as shown on Exhibit B shall be permitted.

2) (a) Interior monument sign shall not exceed 4.0 feet in height and 10.5 feet in length.

(b) One interior project entry sign as shown on Exhibit B shall be permitted.

3) (a) Freeway signs shall not exceed 20.0 feet in height above freeway driving surface.

(b) Freeway signs shall not exceed 15.0 feet in width.

(c) Two freeway signs as shown on Exhibit B shall be permitted.

4) (a) Building tenant directory signs shall not exceed 6.5 feet in height and 5.0 feet in width.

(b) Five building tenant directory signs as shown on Exhibit B shall be permitted.

5) (a) Tenant identification signs shall meet the material and design criteria dictated by the sign specifications for the park.

(b) Each tenant identification sign shall not exceed one and one-half square foot per lineal foot of building frontage on which the sign is located.

6) (a) Truck door identification signs shall be attached to the building. No portion of any sign may project more than six inches from the face of the building to which it is attached.

(b) Each truck door identification sign shall not exceed four square feet.

7) Additional signs shall be permitted subject to review and approval by the Planning Commission.



